

ISSUES (and Supporting Information Sources):

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- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 15) ☐ ☐ ☐ ☒

Discussion: The General Plan Expansive Soil Distribution Map designates the project site as LOW. In addition, observations and laboratory tests performed in conjunction with the project Geotechnical Engineering Report indicate that the near-surface on-site soils have a very low expansion potential. No impacts associated with expansive soil risks are anticipated.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 1, 15) ☐ ☐ ☐ ☒

Discussion: The City of Huntington Beach Public Works Department has determined that the public sewer system can accommodate the proposed development. No septic tanks or alternative waste water disposal systems are necessary.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

- a) Violate any water quality standards or waste discharge requirements? (Sources: 1, 14, 23) ☐ ☐ ☒ ☐

Discussion: Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. The SWPPP and WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the facility, including source, site and treatment controls to be installed and maintained at the site. The WQMP and SWPPP are standard requirements for development in the City of Huntington Beach, and with implementation, will ensure compliance with water quality standards and water discharge requirements. Less than significant impacts would result.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 1, 22, 23) ☐ ☐ ☒ ☐

Discussion: The Huntington Beach Public Works Department prepared a Master Plan for the City's water system in 2000. The Master Plan addresses water supply issues within the City and pertinent surrounding areas. The Public Works Department reviewed the project plans and did not identify any concerns regarding impacts to ground water supplies due to the nature of the proposed uses. The project would not result in an increase in water consumption not previously planned for in the Master Plan and therefore does not present a significant impact to water supplies. In addition, the project is subject to compliance with the City's Water Ordinance, including the Water Efficient Landscape Requirements, as well as Title 24 conservation measures such as low flow fixtures, which ensure water consumption is minimized. The estimated water demand for the proposed project can be accommodated by the City's water service capacity and does not represent a

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significant impact.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources 4, 14, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site? (Sources: 4, 14, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 4, 14, 23)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: (c-e) The site currently drains via sheet flow to the northeast and enters a public storm drain system at the southwest corner of Main St. and Adams Ave. The proposed project will maintain this existing drainage pattern. No stream or rivers exist on the site or in the vicinity. The proposed project may increase in storm water run-off and impact downstream public storm drain facilities. The project would be required to mitigate these impacts by the following methods: (1) on-site attenuation of increased storm water flow and/or (2) construction of upsized storm drain facilities in Main Street per the City adopted 2005 Drainage Master Plan. However, preliminary studies indicate that the percentage of impervious surfaces on the site would slightly decrease, resulting in a reduction in run-off.

f) Otherwise substantially degrade water quality? Discussion: See discussion under Section IV(a).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: (g - i) The proposed project consists of non-residential uses. No housing is proposed. The

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subject site is designated as Flood Zone X on the Flood Insurance Rate Map (FIRM), which is not subject to flood-related development restrictions. The project site is not situated within the 100-year flood hazard area as mapped on the FIRM. In addition, the site is not in the immediate vicinity of a levee or a dam. Therefore, no impacts are anticipated.

j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 9, 15) ☐ ☐ ☒ ☐

k) Potentially impact stormwater runoff from construction activities? ☐ ☐ ☒ ☐

Discussion: See discussion under Section IV(a) and IV(e).

l) Potentially impact stormwater runoff from post-construction activities? ☐ ☐ ☒ ☐

Discussion: See discussion under Section IV(a) and IV(e).

m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?(Sources:23) ☐ ☐ ☐ ☒

Discussion: The proposed use does not include material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas. In accordance with standard City of Huntington Beach development requirements, hydrology and hydraulic studies for both on-site and off-site facilities, Storm Drain, Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Management Plans (WQMP) conforming with the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and approval. Specific requirements and measures to be incorporated into the required studies and plans are identified in Attachment No. 4 – *Project Implementation Code Requirements*. Refer to response in Section IV(a) for further discussion.

n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? ☐ ☐ ☒ ☐

Discussion: See discussion under Section IV(a) and IV(e).

o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? ☐ ☐ ☒ ☐

Discussion: See discussion under Section IV(e).

p) Create or contribute significant increases in erosion of the project site or surrounding areas? ☐ ☐ ☐ ☒

Discussion: See discussion under Section III(b).

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V. **AIR QUALITY.** The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

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| a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 8, 16, 23) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: (a – e) Construction of the project may result in temporary air pollutant emissions from the following activities: the commute of workers to and from the project site; demolition of existing structures, grading activities including the transport of any necessary soil import and/or export, delivery and hauling of construction materials and supplies to and from the project site; fuel combustion by on-site construction equipment, and dust generating activities from soil disturbance. Construction will occur in phases over a 2½ year period. Environmental Audit, Inc., prepared an air quality analysis of the proposed project using the California Air Resources Board modeling program URBEMIS 2002. In order to analyze peak construction impacts, the analysis was performed on the largest phase (the initial phase) of the project to evaluate peak potential emissions from construction of the project. The study also identified the estimated maximum additional peak vehicle trips (60) as the only operational emissions increase of significance. The analysis concluded that the construction and operational emissions calculated for the proposed project are not expected to exceed the established SCAQMD emissions thresholds. Based on the submitted air quality study and with implementation of standard code requirements and conditions of approval, which include but are not limited to: frequent watering of the site to prevent dust movement, spreading of soil binders, installation of wind barriers along the perimeter of the site, street sweeping as necessary, washing trucks prior to leaving the site, use of low sulfur fuel, and discontinuing construction on days where there is a second stage smog alert, no significant impacts are anticipated. No objectionable odors are expected as a result of either construction or operation of the proposed project. Therefore, no further air quality analysis is required and the project is not expected to cause a significant impact to air quality.

VI. **TRANSPORTATION/TRAFFIC.** Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?)
(Sources: 1, 4, 9, 10, 17)

Discussion: Current seating capacity for the Sunday church services at the site is 1,470. The seating capacity in the sanctuary will remain unchanged at 975. The seating capacity in the A-Frame Chapel will be reduced by 65 seats, from 415 to 350. The Small Chapel (80 seats) will be demolished. Based strictly on floor area, the assembly capacity of the new Multi-purpose Building will be 438. The proposed project will result in a net increase in assembly capacity of 293 seats, bringing the total number of seats to 1,763 seats during the peak Sunday Service times.

Trip generation estimates have been prepared by Kimley-Horn and Associates, Inc., to estimate the net change in traffic that will result from the proposed renovation and expansion. Calculations were prepared for both existing and proposed conditions. The proposed project is estimated to generate 165 new daily trips on a typical weekday, with 13 trips in the morning peak hour and 11 trips in the evening peak hour. The project is estimated to generate 283 new trips on Sunday, with peak-hour new trip generation estimated at 60 inbound and 55 outbound.

On typical weekdays, traffic in the area of the proposed project generally operates with very little congestion and delay, with a couple of notable exceptions. During the school year, significant short-term congestion results at the intersections of Main Street/17th Street/Utica and 17th Street/Adams due to the short peaks from beginning of the school day and dismissal at Huntington Beach Union High School. These periods are relatively short and do not coincide with any of the program expansions associated with the proposed project. The intersection of Adams Avenue and 17th Street is ranked 10th (tied with 6 other locations) on the current traffic signal priority list for the City. The primary factor for consideration of a traffic signal at this location is the peak weekday traffic volume on the streets and the heavy peak traffic periods.

One activity at the project that is notable on a typical weekday and coincides with the peak high school activity is the preschool pick-up and drop-off activity on Loma Avenue, Main Street and 14th Street. The proposed project does not significantly alter the preschool activity. On Sundays, when greater regular peaks are expected from service activities, traffic on the area streets is relatively low with minimal congestion.

The City of Huntington Beach Public Works Department Traffic Division has reviewed the Kimley-Horn study and concluded that the project does not have the potential to result in significant adverse traffic impacts, provided attendance/ seating capacity for Sunday services is limited to 1,655 persons. First Christian Church has indicated that the planned capacity (as described above) exceeds the Church's expectations for growth in membership and therefore has agreed to limit attendance/capacity to the figure prescribed by the Public Works Department. The church will limit the total seating for Sunday worship services in order to assure compliance with the 1,655 limit agreed upon as part of the Trip Generation analysis. This will be achieved by reducing the number of portable seats provided in the multipurpose building for Sunday worship, or roping-off pews in the renovated chapel on Sunday mornings.

During construction there is the potential for increased congestion due to construction related activities. The Department of Public Works had identified standard development requirements, including submittal of a truck haul route if the import or export of material exceeds 5,000 cubic yards and traffic control plans prepared by a licensed Civil or Traffic Engineer, which will ensure potential impacts are less than significant.

To offset the loss of on-site parking during construction, remote parking with shuttle service is proposed through agreement with Huntington Beach Union High School District. Existing traffic conditions during the expected use periods on Sunday would not be significantly impacted by the use of this system. Shuttle traffic and any resulting pedestrian traffic can be easily accommodated using existing traffic control measures at area intersections. Accordingly, no significant traffic impacts are anticipated and no mitigation is required.

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- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1, 9, 10, 17)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project trip generation study evaluates potential individual and cumulative impacts of the proposed project and supports the conclusion that no significant adverse level of service impacts are expected. (See Section VI(a) for additional discussion).

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 11)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Although the City is located within the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos, the project site is not located within 2 miles of any known public or private airstrip. The proposed project does not propose any structures with heights that would interfere with existing airspace or flight patterns. No impact would occur.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1, 4, 9, 17)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site is currently developed and utilized consistent with the proposed use. No alterations of existing roadways or intersections, or change in use, is proposed or necessary. No impacts resulting from an increase in hazards or incompatible uses will occur.

- e) Result in inadequate emergency access? (Sources: 1, 4)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed site plan has been reviewed by the Departments of Fire and Public Works for conformance with City requirements for emergency access. The project's proposed driveway access and on-site circulation has been found to be consistent with City standards for emergency access and circulation. No impacts are anticipated.

- f) Result in inadequate parking capacity? (Sources: 2, 4)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project proposes to meet the City's parking requirements by providing a combination of on-site and off-site parking pursuant to the Joint Use Parking provisions of the Huntington Beach Zoning & Subdivision Ordinance. Joint Use Parking requires approval of a conditional use permit and that off-site parking be located within 250 feet of the project site. The church has entered into shared use agreements with Smith Elementary School and Huntington Beach High School for the use of 47 and 298 spaces on their respective parking lots. Smith School is located adjacent and to the south of the project site. HB High is located northeast of the project site approximately 570 feet. The applicant is proposing to use HB High only during the construction phase and is requesting a variance to the 250 foot distance limit. The church proposes to operate shuttles between the HB High parking lot and the project site to mitigate the distance between the two. The project requires a total of 555 parking spaces to comply with the applicable parking standards of the HBZSO and will provide a total of 580. No unique circumstances exist which would suggest that the minimum parking standards applicable to the project are inadequate. The HBZSO Section 231.06 – *Joint Use Parking*, requires that there be no conflict in the operating hours based on parking space requirements for the different uses and that the applicant submit evidence of an agreement for such joint use for review and approval by the City. The applicant has advised that there are no conflicts with use of the Smith and HB High parking lots on Sundays and the Community Services Department Field Allocation schedule indicates that no youth sports teams use their respective fields on Sunday. Accordingly, no significant parking related impacts are anticipated.

- g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?(Sources: 1,2)

☐ ☐ ☒ ☐

Discussion: The project will provide bicycle racks on site, in accordance with the requirements of HBZSO Sec. 231.20 – *Bicycle Parking*. The project's contribution to traffic impacts is expected to be offset by the project's payment of its share of the traffic impact fees, which are utilized to fund area wide traffic improvements such as bus turnouts.

VII. BIOLOGICAL RESOURCES. Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources:1, 9)

☐ ☐ ☐ ☒

Discussion: The project site and all surrounding properties are currently developed with residential, public and commercial land uses, zoned accordingly. The project site does not support any unique, sensitive, or endangered species and is not shown in the General Plan as a generalized habitat area; therefore, no impacts to any habitat or wildlife area are anticipated.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 9)

☐ ☐ ☐ ☒

Discussion: The project site is currently developed for use consistent with the proposed use. The project site does not contain any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. The

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project will not result in any loss to endangered or sensitive animal or bird species and does not conflict with any habitat conservation plans.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 9, 15)
- | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project does not contain any wetlands; therefore, no impacts are anticipated.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1, 9)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project area is surrounded developed property. The site does not support any fish or wildlife, is not within a wildlife corridor and will not interfere with the movement of any fish or wildlife species nor impede the use of native wildlife nursery sites.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1, 2, 9, 23)
- | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The church currently has 104 trees on its campus. The current landscape plans identify a total of 101 trees. An estimated additional 35 trees will be planted adjacent to the planned parking structure to provide adequate screening of the structure to the neighboring residential community, Smith School, and 17th Street. These additional trees will result in an estimated total of 136 trees planted in the completed project. This will represent of 33 percent increase in the number of existing trees.

Submittal of an arborist's report is required which identifies trees on the site, describes the size and condition of each tree and the feasibility of retention or relocation of trees. Construction of the project will be subject to standard City requirements for the submittal of a landscape plan demonstrating compliance with current code requirements and the replacement of existing mature healthy trees to be removed at a 2:1 ratio (or equivalent: e.g., upsizing of trees). No other significant biological resources exist on the site and no significant impacts will result.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1, 9)
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project site is presently developed and does not support any unique or endangered plant or animal species and is not a part of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts to any habitat or wildlife area are anticipated.

VIII. MINERAL RESOURCES. Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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residents of the state? (Sources: 1, 9)

Discussion: The proposed development will not result in the loss of a known mineral resource. The project site is not designated as a known mineral resource recovery site in the General Plan. No impacts are anticipated.

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| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?
(Sources: 1, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project site is not designated as an important mineral resource recovery site in the General Plan or any other land use plan. Development of the project is not anticipated to have any impact on any mineral resource recovery. No impacts to mineral resources are anticipated.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

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| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 5, 20) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The proposed religious assembly use will not involve the transport, use or disposal of hazardous materials. The facility will not provide on-site fuel dispensing, underground or outdoor storage of hazardous materials. No impacts regarding the disposal of hazardous materials are anticipated.

- | | | | | |
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| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 20) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The submitted Phase 1 Report confirms that oil production historically occurred on the project site and that abandoned oil wells are located within 100 feet of the proposed structures. The project is subject to compliance with all provisions of City Specification No. 422 -- *Oil Well Abandonment Process*. The City's standard development requirements also include submittal of soil sample data to show compliance with the *City of Huntington Beach Soil Cleanup Standard* (Specification No. 431-92), and submittal of a plan showing all abandoned oil wells within 100 feet of the property. In addition, California Division of Oil, Gas & Geothermal Resources *Construction Site Plan Review* is required for this project and submittal of an Oil Well History Disposition Report compiled by a California licensed third-party petroleum engineer or geologist. Demolition of the existing buildings is subject to asbestos removal requirements of the South Coast Air Quality Management District. Per standard City requirements, the applicant is required to submit an Asbestos Survey and Remediation Action Plan (RAP) to the Fire Department for review and approval. Standard City requirements as outlined above will ensure no significant hazards involving the release of hazardous materials will result.

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| c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school?
(Sources: 1, 20) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The project site is located in the Methane District, as identified in the General Plan, and within a quarter mile distance of Smith Elementary School and Huntington Beach High School. The project is subject to standard conditions of approval which require compliance with all provisions of HBMC Section 17.04.085.

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and Fire Department City Specification 429, Methane Building Permit Requirements, which regulate site development as necessary to minimize potential methane emissions. No significant impact is anticipated.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 12)
- | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The site is not listed on the State's Hazardous Waste and Substances Site List. No impacts are anticipated.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 11)
- | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: e) – f) The project site is not located within an airport land use plan or within two miles of a public airport or private airstrip.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 11)
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project site is not a component of, nor will the project in any way interfere, with the City of Huntington Beach Emergency Operations Plan or any other adopted emergency response or evacuation plan.

- h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project site is located in an urbanized area. No wildlands exist in the vicinity of the project site.

X. NOISE. Would the project result in:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Less Than Significant Impact	No Impact
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in the project vicinity above levels existing without the project?

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 14, 19) ☐ ☒ ☐ ☐

Discussion: a) – d) The noise producing components of the project identified in a noise study prepared by Kimley-Horn and Associates are: project-generated vehicular traffic, construction/demolition, children's play areas, weddings, church services and day care, and the proposed parking structure. No outdoor amplified sound system will be provided. The trash enclosure will remain at its current location on the north side of the existing worship center. No other significant noise sources were identified. The study concludes that future exterior traffic noise levels would be in compliance with the City's Noise Ordinance and that construction noise will not represent a significant impact provided the contractor complies with the City's Noise Ordinance.

The study also concludes that noise generated in the children's play areas may exceed the City's noise limits and recommends a mitigation measure requiring construction of a 7-ft. tall noise barrier (masonry wall) along the southerly side of the children's play areas. The study concludes that no significant noise impacts would result with construction of the recommended noise barrier. The applicant has agreed to construct a 7 ft. tall wall as recommended. Accordingly, no significant impacts are anticipated.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 9, 11) ☐ ☐ ☐ ☒

Discussion: The City of Huntington Beach is included in the Planning Area for the Joint Forces Training Center in Los Alamitos. However, the site is located a considerable distance from the Training Center, such that the project would not be impacted by flight activity and noise generation from the Center. No impacts are anticipated.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 9, 11) ☐ ☐ ☐ ☒

Discussion: The project site is not located near any private airstrips. No impacts are anticipated.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection? ☐ ☐ ☒ ☐

- b) Police Protection? (Sources: 1, 9) ☐ ☐ ☒ ☐

Discussion: a)-b) The proposed project has been reviewed by Huntington Beach Fire Department and Police Department staff. The project site is located one mile from the Lake Fire Station and approximately one-third of a mile from the Main Police Station. Estimated emergency first response times are within the 80 percent/ 5

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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minute response time objective established in the City's Growth Management Element. Estimated emergency first response times from the Police Main St. Station are also within acceptable service levels. The project can be adequately served by existing Fire and Police protection service levels. The proposed development is consistent with the applicable General Plan Land Use designation and maximum floor area ratio. Because the project site is currently developed, the proposed project represents only a minor expansion of the existing use, and the City already provides public services to the site, no significant impacts will result.

c) Schools? (Sources: 1, 9)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion: The proposed project will provide for the continued operation and minor expansion of a religious assembly use within a neighborhood that is largely built out, and for continued operation of an existing pre-school. No significant increase in the number of persons employed at the site is anticipated. Based on the negligible expansion proposed, no significant impacts are anticipated. Neither Smith Elementary nor Huntington Beach High School presently schedule athletic events on their fields on Sunday mornings nor does either school have regularly scheduled events on their campuses on Sunday mornings which would result in conflicts with the church's shared use of their parking lots.

d) Parks? (Sources: 1, 9)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project will be subject to payment of the City's park fee, currently \$0.23/sq. ft. Payment of the park fee is considered a fair share contribution towards the development of additional recreational facilities in the City and serves to offset any project impacts. The project will not provide housing or additional employment opportunities and consequently, will have a less than significant impact on the use of parks or other recreational facilities.

e) Other public facilities or governmental services?
(Sources: 1, 9)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project has been reviewed by the various City Departments responsible for providing and administering public services and facilities, including Building and Safety, Community Services, Fire, Planning, Police and Public Works. No significant adverse impacts to public services are anticipated.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 1, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: a)-h) The proposed project provides for the continuation and minor expansion (including replacement of existing buildings) of an existing use. The site currently drains via sheet flow to the northeast and enters a public storm drain system at the southeast corner of Main St. and Adams Ave. The proposed project will maintain this existing drainage pattern. No stream or rivers exist on the site or in the vicinity. The proposed project may increase the percentage of impervious surfaces on the site and therefore increase storm water run-off and impact downstream public storm drain facilities. The project would be required to mitigate these impacts by the following methods: (1) on-site attenuation of increased storm water flow and/or (2) construction of upsized storm drain facilities in Main Street per the City adopted 2005 Drainage Master Plan. However, preliminary studies indicate that the percentage of impervious surfaces on the site would slightly decrease, resulting in a reduction in run-off.

No increase in the number of people employed at the site, nor any other change in operations that would significantly increase the amount of wastewater or solid waste previously generated at the site, is planned or anticipated. The developer shall be required to submit a hydrology and hydraulic study for both on-site and off-site facilities and a project WQMP for review and approval by the Public Works Department. The studies and the proposed drainage improvements shall include on-site, privately maintained clarifiers or other devices to control the quality of run-off water from the development. All utility connections to the project site will be in accordance with applicable City standards. Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal, under an exclusive long-term contract with the City. Collected solid waste is transported to a transfer station where the solid waste is sorted and processed through a Materials Recovery Facility where recyclable materials are removed. The remaining solid waste is transferred to the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on the present solid waste generation rates, and the project is not expected to generate a substantial amount of daily waste products in the long term nor as a result of construction. Accordingly, the project is not anticipated to noticeably impact the capacity of existing landfills that will serve the use. The project is subject to compliance with all federal, state, and local statutes and regulations related to solid waste and no exceptions to those standards are proposed. The 2000 City of Huntington Beach Water Master Plan analyzes demands and anticipated impacts of future developments based on the Land Use Element designations. The proposed project is consistent with the corresponding General Plan Land Use designation. No significant impacts are anticipated.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. AESTHETICS. Would the project:

- a) Have a substantial adverse effect on a scenic vista?(Sources:1) ☐ ☐ ☐ ☒

Discussion: The project site is not situated adjacent to or in the vicinity of any scenic vista designated by the City or the State. Consequently, no impacts are expected.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1) ☐ ☐ ☐ ☒

Discussion: The site is not adjacent to a state scenic highway, nor are there any significant trees, rock outcroppings, or historic buildings in the vicinity of the subject site. No impacts will result.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 4) ☐ ☐ ☒ ☐

Discussion: The proposed development will replace several building constructed in 1957 with new buildings featuring quality building materials and contemporary architecture. Proposed on-site landscaping is approximately double the minimum site percentage required by the HBZSO. Any healthy, mature trees to be removed must be replaced, in accordance with standard City requirements, on a two for one basis and provided in addition to current tree requirements. The project will introduce a three-level parking structure to the site, which is expected to have a less than significant impact since the predominate height of the parking structure will be 28 feet (including a hanging garden feature 4 feet in height, excepting an elevator tower and architectural tower a maximum of 38 feet in height. The predominate parking structure height approximates that of a two-story single-family dwelling and all portions of the structure are significantly below the 50 ft. height limit applicable in the zone. In addition, the parking structure will be surrounded by a tree-lined landscape planter on all sides and will be setback from the adjacent residential property by approximately 56 feet. The project substantially conforms with the City's Urban Design Guidelines and has been reviewed by the Design Review Board (DRB), which is charged with reviewing projects for consistency with community design standards and objectives and making recommendations to ensure the project features a high quality design, the use of quality building materials and compatibility with the surrounding neighborhood. The DRB recommended approval of the project, with conditions of approval to enhance the projects aesthetics. No significant impacts are anticipated.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 4) ☐ ☐ ☒ ☐

Discussion: The proposed project provides for redevelopment of a site which is presently developed. The proposed building and parking areas will be configured similar to the existing development. Lighting at the project site will be generally consistent with how the site has been lit for decades. A photometric plan for the proposed project indicates that the project will be in compliance with City codes requiring that lighting be shielded and directed to prevent glare and spillage onto adjacent residential properties. Proposed outdoor lighting includes 18 12-ft. tall light poles distributed throughout the parking areas. The proposed buildings feature minimal glazing or metallic exterior finishes and therefore are not expected to be a significant source of reflective glare. No significant impacts are anticipated.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. CULTURAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 9, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- Discussion:** a) – d) The project is not located in the vicinity of any known archeological, historic or other cultural resource. No impacts are anticipated.

XV. RECREATION. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Affect existing recreational opportunities? (Sources: 1, 4, 23) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- Discussion:** a) – c) The project will not result in the loss of any existing recreational facilities or generate demand for additional facilities since the project does not provide housing or additional employment opportunities. No impacts to recreation are anticipated. Neither Smith Elementary School nor Huntington Beach High School presently schedule athletic events on their fields on Sunday mornings nor does either school have regularly scheduled events on their campuses on Sunday mornings which would result in conflicts with the church's shared use of their parking lots.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1) Discussion: a) – c) The project site does not serve as farmland and is not identified as farmland on the City's Important Farmlands map. The project will not impact property that was used for agriculture in the past, nor could the subject site be potentially utilized for agricultural purposes in the future based on its current Public-Semipublic zoning designation and use. No impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | |
|--|--|
| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1)
Discussion: The proposed project is not situated within or in the vicinity of a wildlife resource habitat. As analyzed in this initial study, the project is located in areas previously developed that do not support any unique, sensitive, or endangered species. No impacts to any habitat or wildlife area are anticipated.</p> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1-23)
Discussion: The proposed project is consistent with the City of Huntington Beach General Plan designation for the subject property. No impacts beyond those anticipated in the General Plan PEIR – which considers the potential cumulative impacts of projects anticipated under the current General Plan Land Use designations, are expected. The project floor area ratio is lower than permitted under the P (Public-Semipublic) zoning designation. The project is proposed in a developed urbanized area with limited development potential. Consequently, no significant cumulative impact resulting from the proposed project when viewed in connection with probable future projects is anticipated.</p> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> |

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1-23)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: As discussed above in Sections I through XVI, mitigation of storm drain impacts will be required. Standard code requirements, and project revisions agreed to by the applicant relative to noise and traffic, will ensure other potential impacts are less than significant.

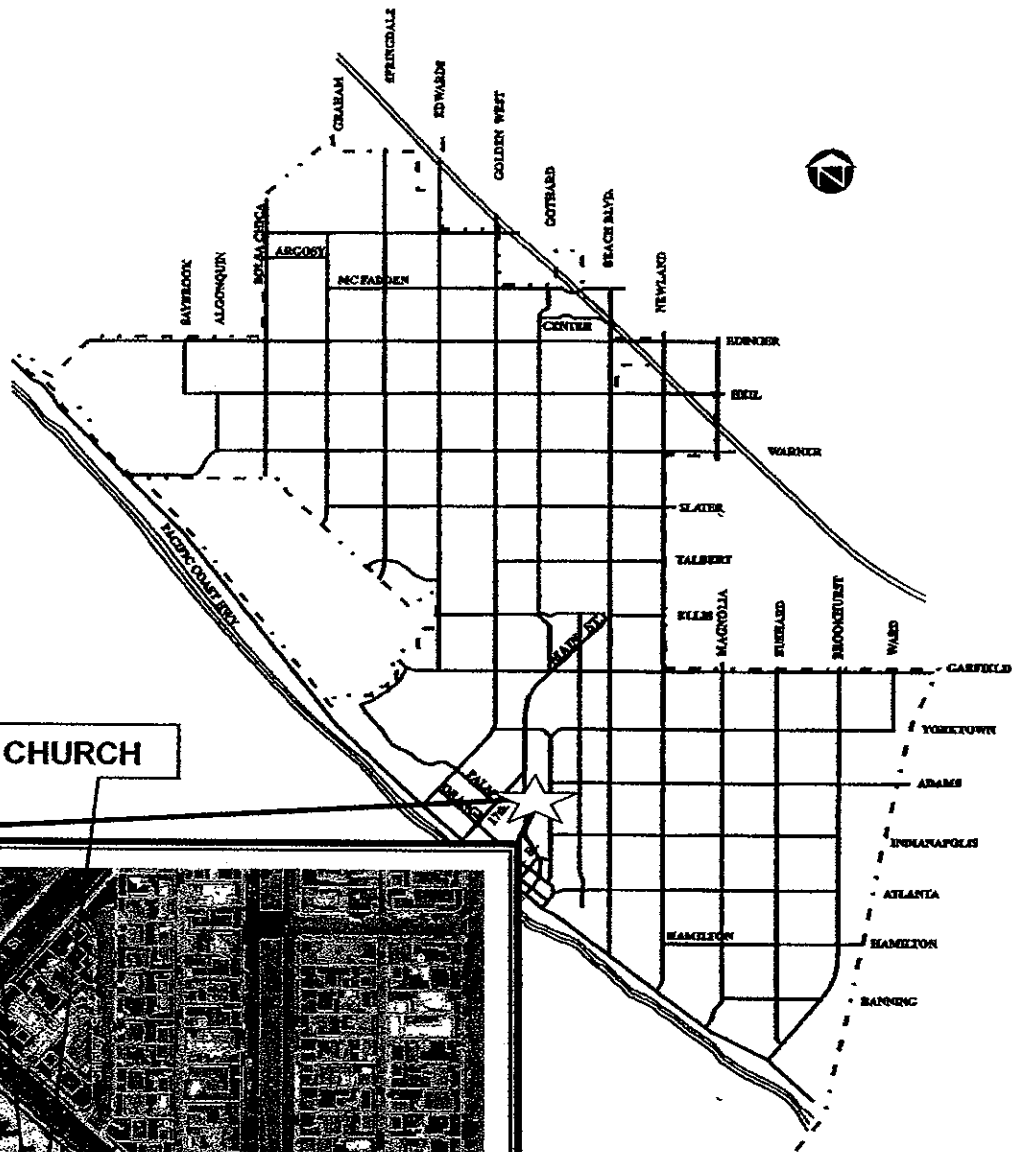
XVIII. EARLIER ANALYSIS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis:

<u>Ref. #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan	City of HB Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
2	City of Huntington Beach Zoning and Subdivision Ordinance	"
3	Project Vicinity Map	See Attachment #1
4	Reduced Project Plans – received and dated June 28 and 29	See Attachment #2
5	Project Narrative – received and dated July 10	See Attachment #3
6	City of Huntington Beach Geotechnical Inputs Report	City of HB Planning Dept., Planning/Zoning Information Counter, 3 rd Floor 2000 Main St. Huntington Beach
7	FEMA Flood Insurance Rate Map (February 18, 2004)	"
8	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
9	City of Huntington Beach CEQA Procedure Handbook	"
10	Trip Generation Handbook, 6 th Edition, Institute of Traffic Engineers	"
11	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
12	Hazardous Waste and Substances Sites List	"
13	State Seismic Hazard Zones Map	"
14	City of Huntington Beach Municipal Code	"
15	Geotechnical Engineering Report (KFM Geoscience) – Jan. 24, 2007	"
16	Air Quality Analysis (Environmental Audit, Inc.) – March 19, 2007	"

17	Trip Generation Study (Kimley-Horn and Associates, Inc.) –March 7, 2007	"
18	not used	
19	Exterior Noise Analysis Report (Kimely-Horn and Associates, Inc.) Revised May 1, 2007	"
20	Phase I Environmental Site Assessment Report (LandAmerica Assessment Corporation) – January 24, 2007	"
21	not used	
22	Huntington Beach Water Master Plan	"
23	Project Implementation Code Requirements	Attachment No. 4



FIRST CHRISTIAN CHURCH



VICINITY MAP

**CONDITIONAL USE PERMIT NO. 06-035
(FIRST CHRISTIAN CHURCH - 1207 MAIN ST.)**

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ATTACHMENT NO. 1

ATTACHMENT NO. 20

APPLICANT: ART CUETO, VISIONEERING
STUDIOS, INC., 949.417.5872



**ENTITLEMENT
PACKAGE**

DATE	08.07.06
PROJECT CODE	104-03

COVERSHEET

1
Sheet 1

1st CHRISTIAN CHURCH



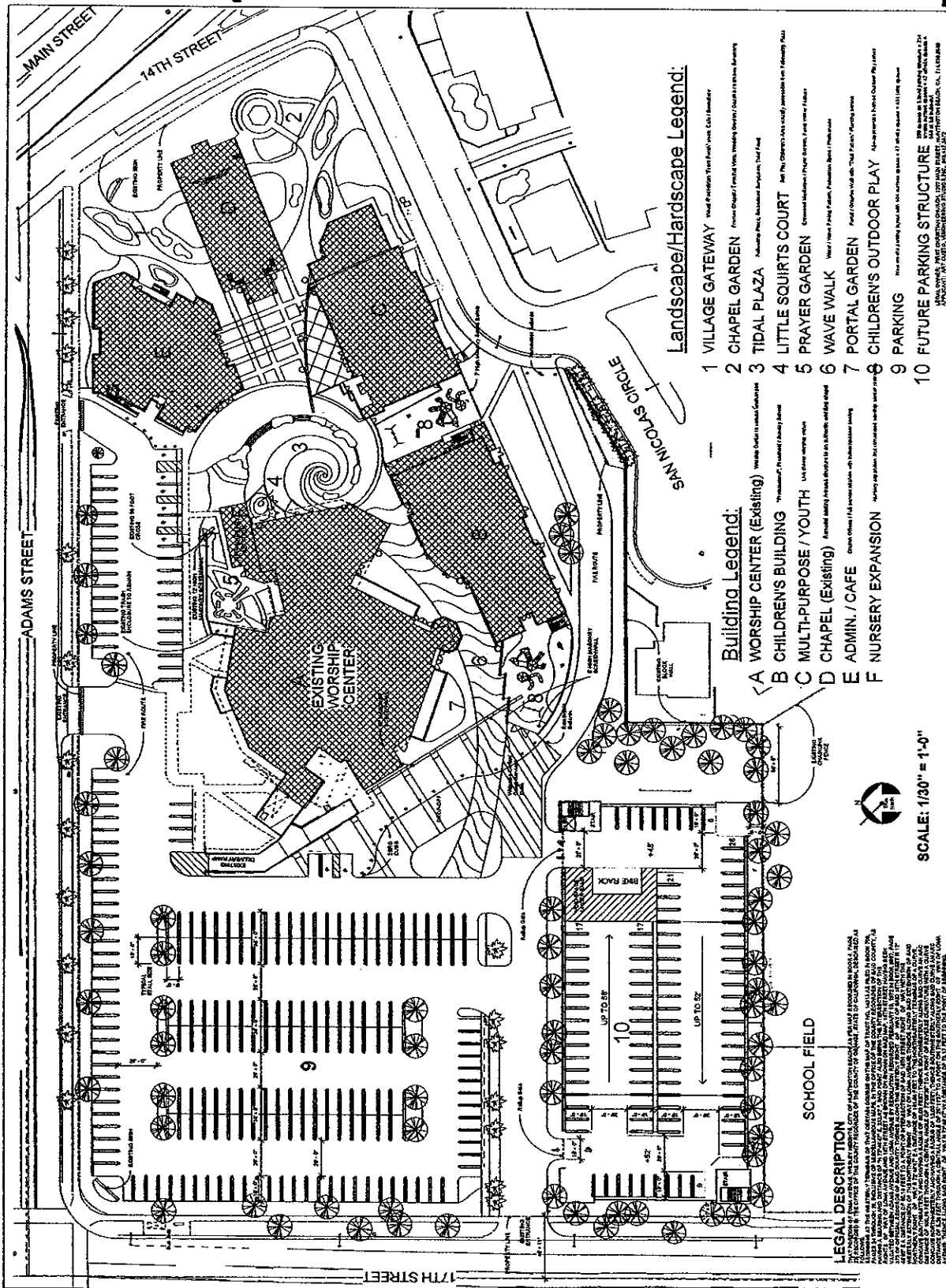
- | 1 | TITLE PAGE |
|----|---|
| 2 | SITE PLAN |
| 3 | EXISTING SITE WITH DEMOLITION PLAN |
| B1 | KIDS BUILDING - 1ST FLOOR |
| B2 | KIDS BUILDINGS - 2ND FLOOR |
| B3 | KIDS BUILDING - NORTH/ WEST ELEVATION |
| B4 | KIDS BUILDING - SOUTH/ EAST ELEVATION |
| C1 | MULTI-PURPOSE BUILDING - 1ST FLOOR |
| C2 | MULTI-PURPOSE BUILDING - 2ND FLOOR |
| C3 | MULTI-PURPOSE BUILDING - NORTH/ EAST |
| C4 | MULTI-PURPOSE BUILDING - SOUTH/ WEST |
| D1 | CHAPEL BUILDING - FLOOR PLANS |
| D2 | CHAPEL BUILDING - NORTH/ EAST ELEVATION |
| D3 | CHAPEL BUILDING - SOUTH/ WEST ELEVATION |
| E1 | CAFÉ/ ADMINISTRATION BUILDING - 1ST FLOOR |
| E2 | CAFÉ/ ADMINISTRATION BUILDING - 2ND FLOOR |
| E3 | CAFÉ/ ADMINISTRATION BUILDING - NORTH |
| E4 | CAFÉ/ ADMINISTRATION BUILDING - SOUTH |
| F1 | NURSERY BUILDING - FLOOR PLANS |
| F2 | NURSERY BUILDING - NORTH/ SOUTH ELEVATION |
| G1 | PARKING STRUCTURE LEVELS 0/1 AND 2/3 |
| G2 | PARKING STRUCTURE LEVELS 4/5 |
| G3 | PARKING STRUCTURE LEVELS 6/7 |

[illegible]

	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	122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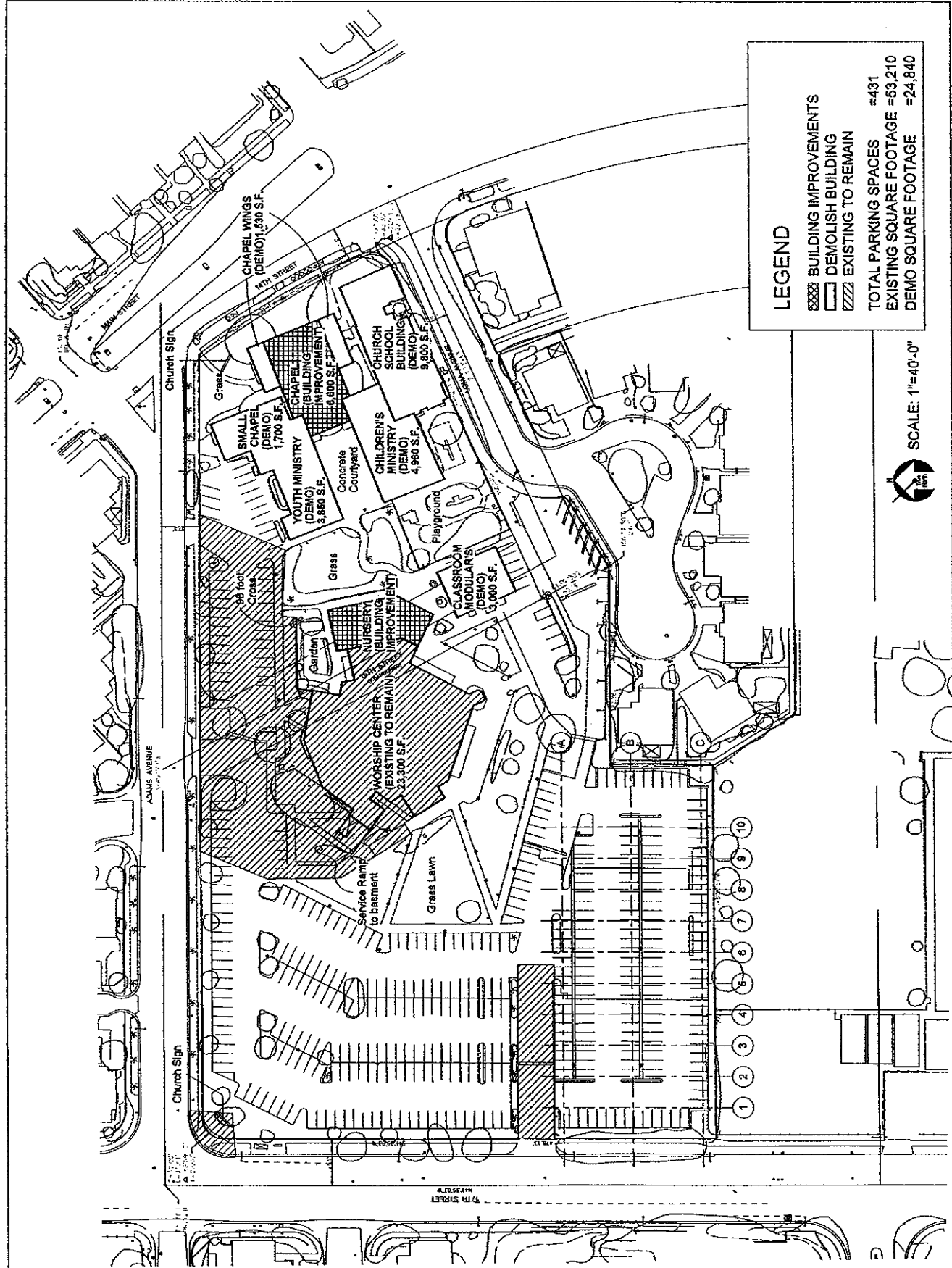
1st CHRISTIAN CHURCH

1207 Main Street, Huntington Beach



1st CHRISTIAN CHURCH

1207 Main Street, Huntington Beach

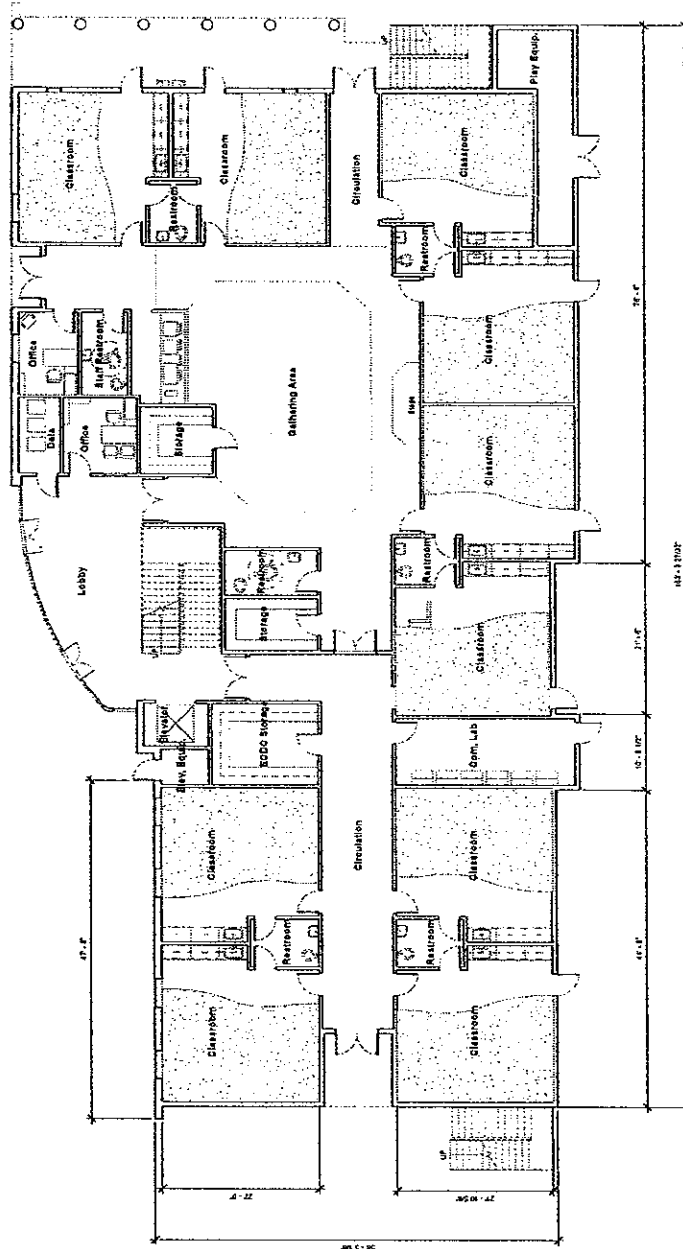


LEGEND

[Hatched Box]	BUILDING IMPROVEMENTS	
[Dotted Box]	DEMOLISH BUILDING	
[Cross-hatched Box]	EXISTING TO REMAIN	
TOTAL PARKING SPACES		#431
EXISTING SQUARE FOOTAGE		=53,210
DEMO SQUARE FOOTAGE		=24,840

SCALE: 1"=40'-0"

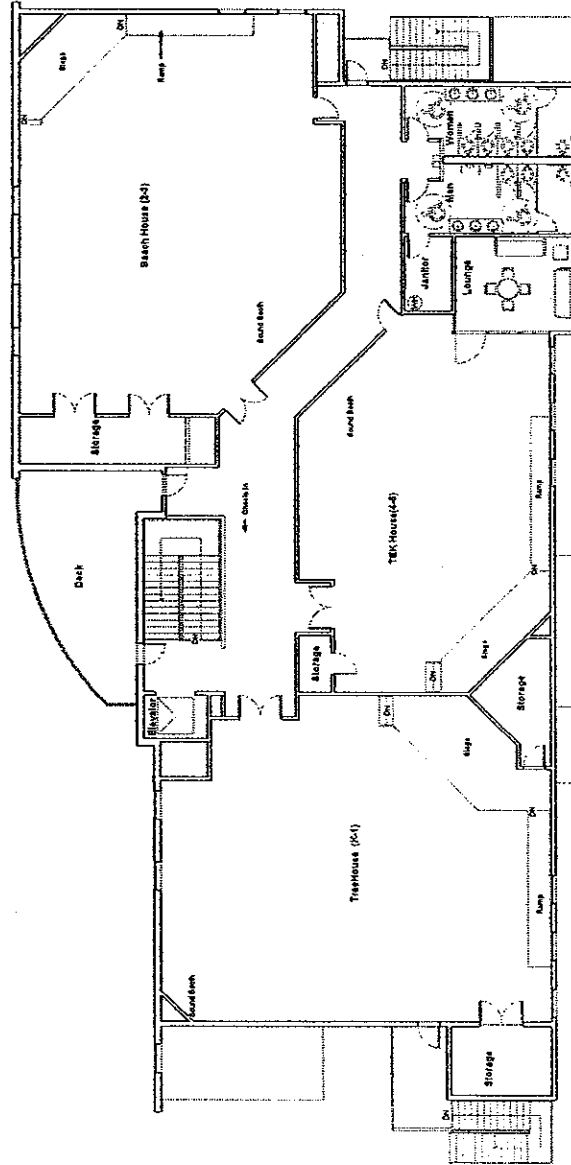
INTENTIONALLY
LEFT
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D2 . 238

ATTACHMENT NO. 2-4

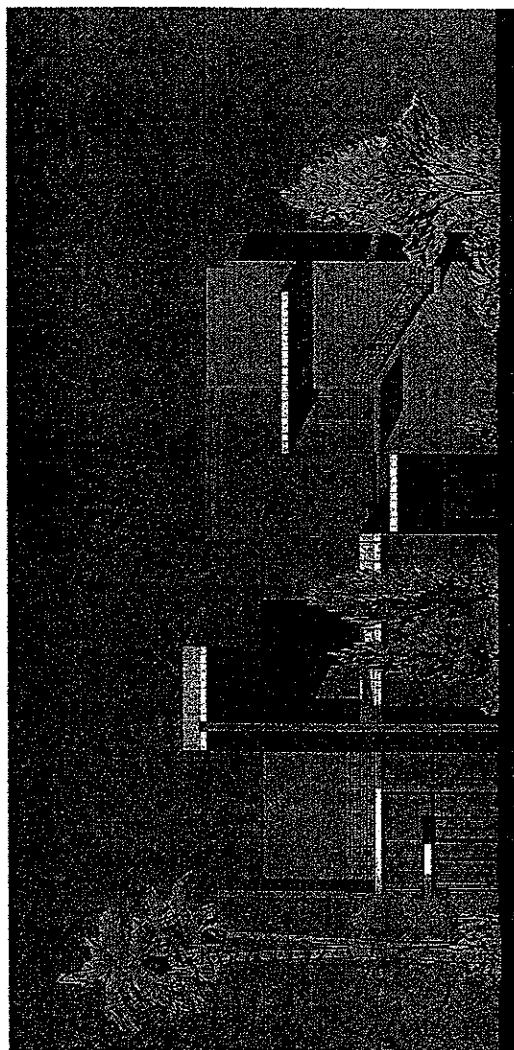
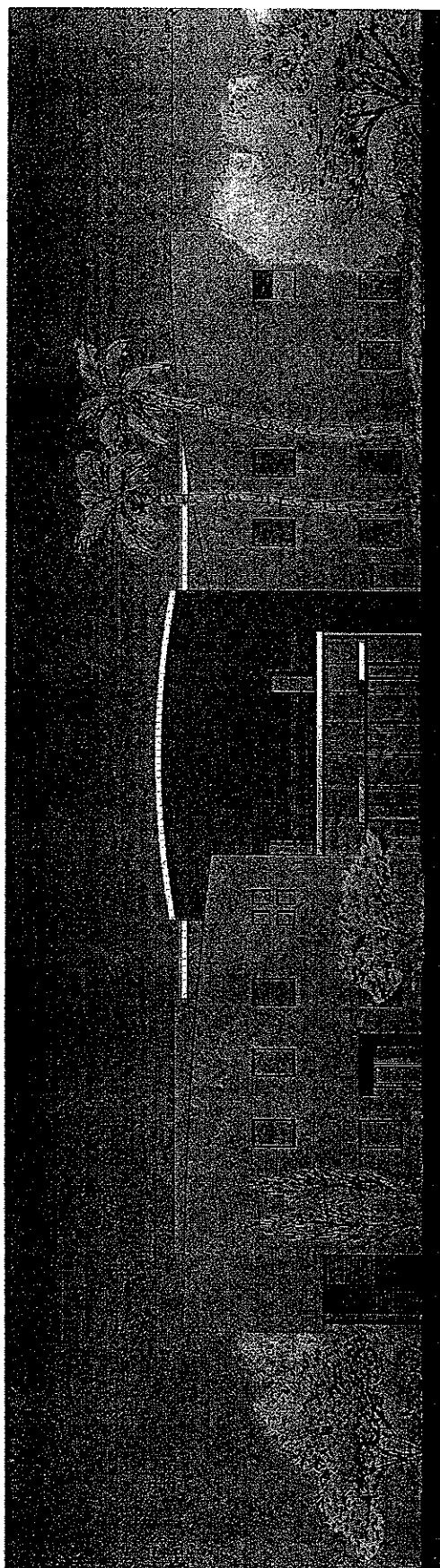
ATTACHMENT NO. 3.34



D2 . 239

ATTACHMENT NO. 2.5

ATTACHMENT NO. 5.35



2 WEST ELEVATION
1/8" = 1'-0"

D2 . 240

ATTACHMENT NO. 2.6

ATTACHMENT NO. 5.36

B4

Sheet No.

Kids Building - Elev. -
South/ East

PROJECT
CODE
104-03

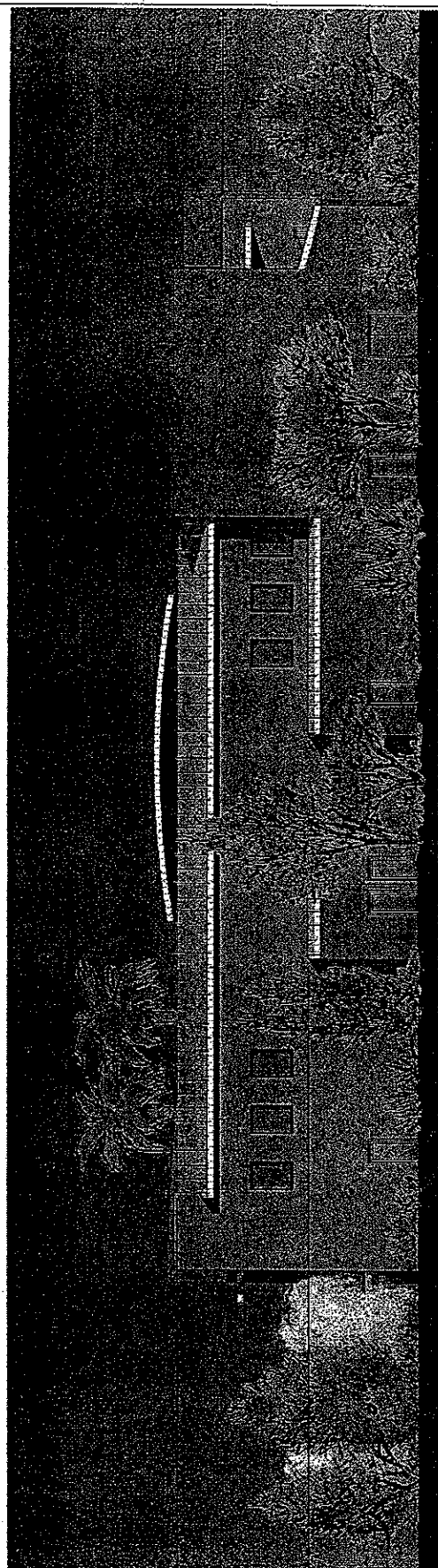
DATE
06.15.06

ENTITLEMENT
PACKAGE

1207 Main Street, Huntington Beach

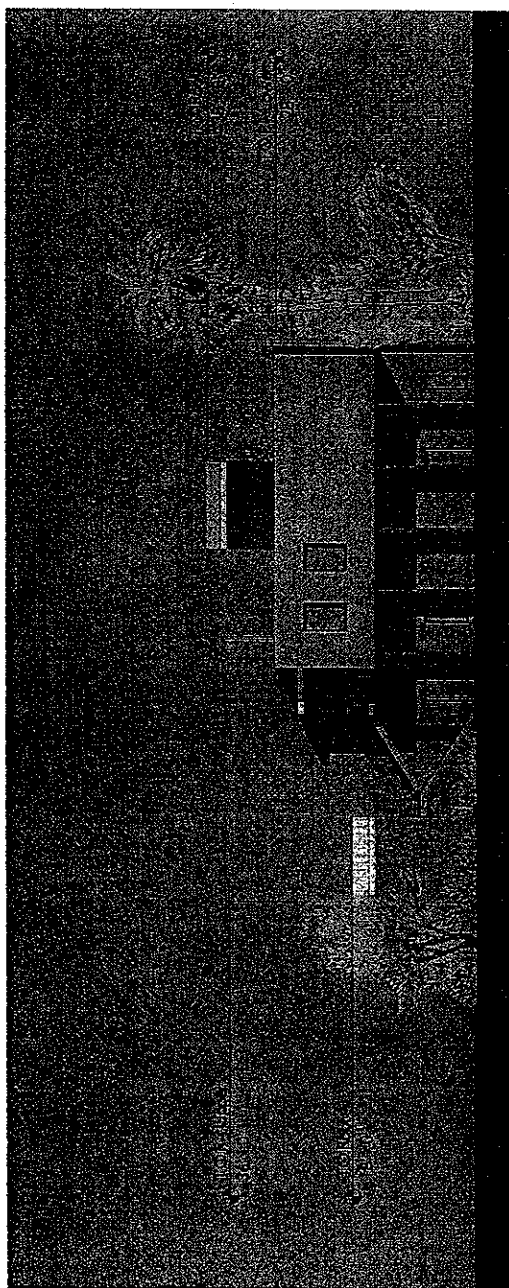
VISION
ENGINEERING
studios
1207 Main Street, Huntington Beach, CA 92620

First Christian Church



2
SOUTH ELEVATION
1/8" = 1'-0"

D2 . 241

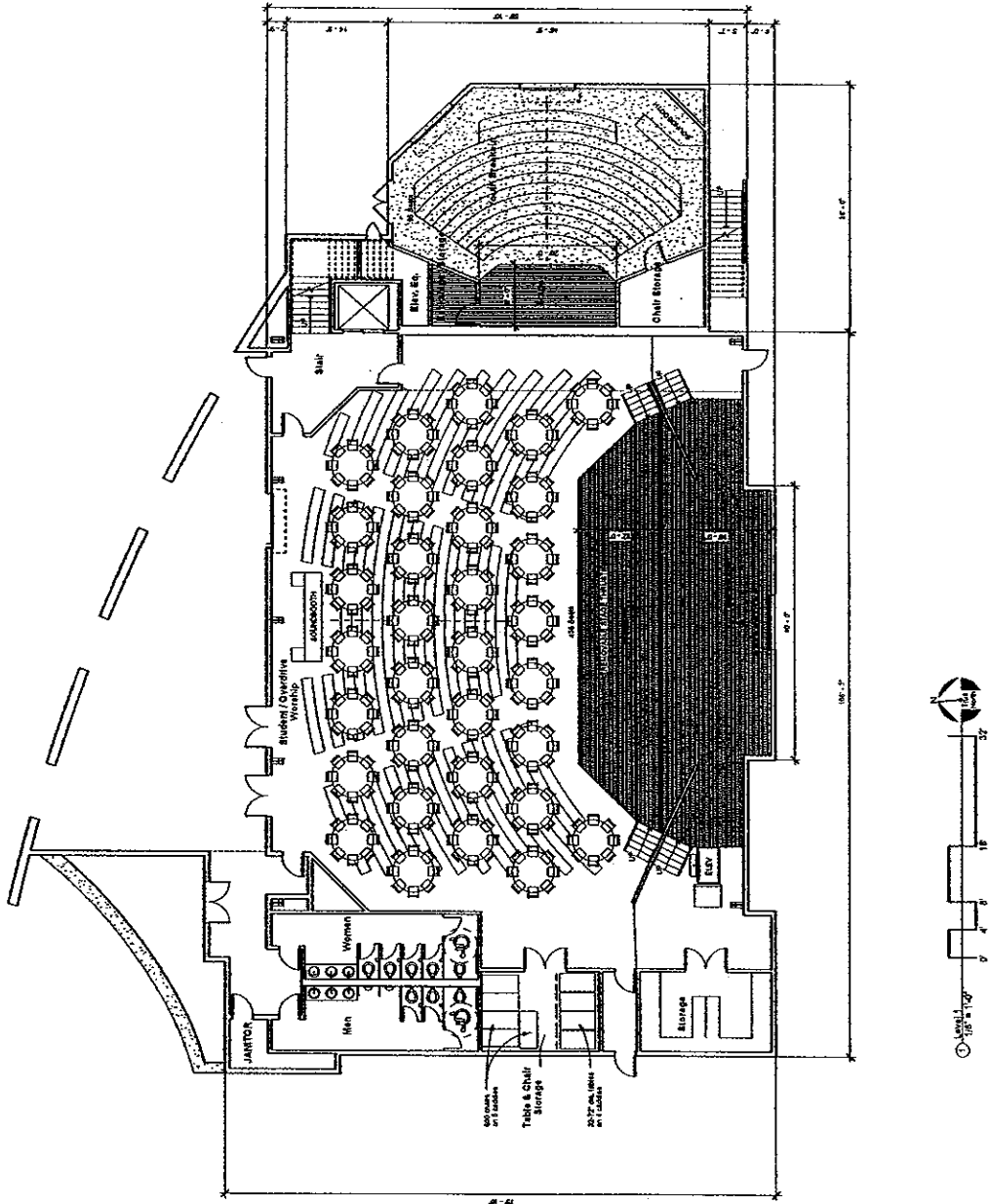


3
EAST ELEVATION
1/8" = 1'-0"

ATTACHMENT NO. 2.7

ATTACHMENT NO. 5.37

FIRST CHRISTIAN CHURCH
 1207 MAIN STREET, HUNTINGTON BEACH



D2 . 242

ATTACHMENT NO. 2.8

ATTACHMENT NO. 5.38

20

Multi-Purpose - 2nd Floor

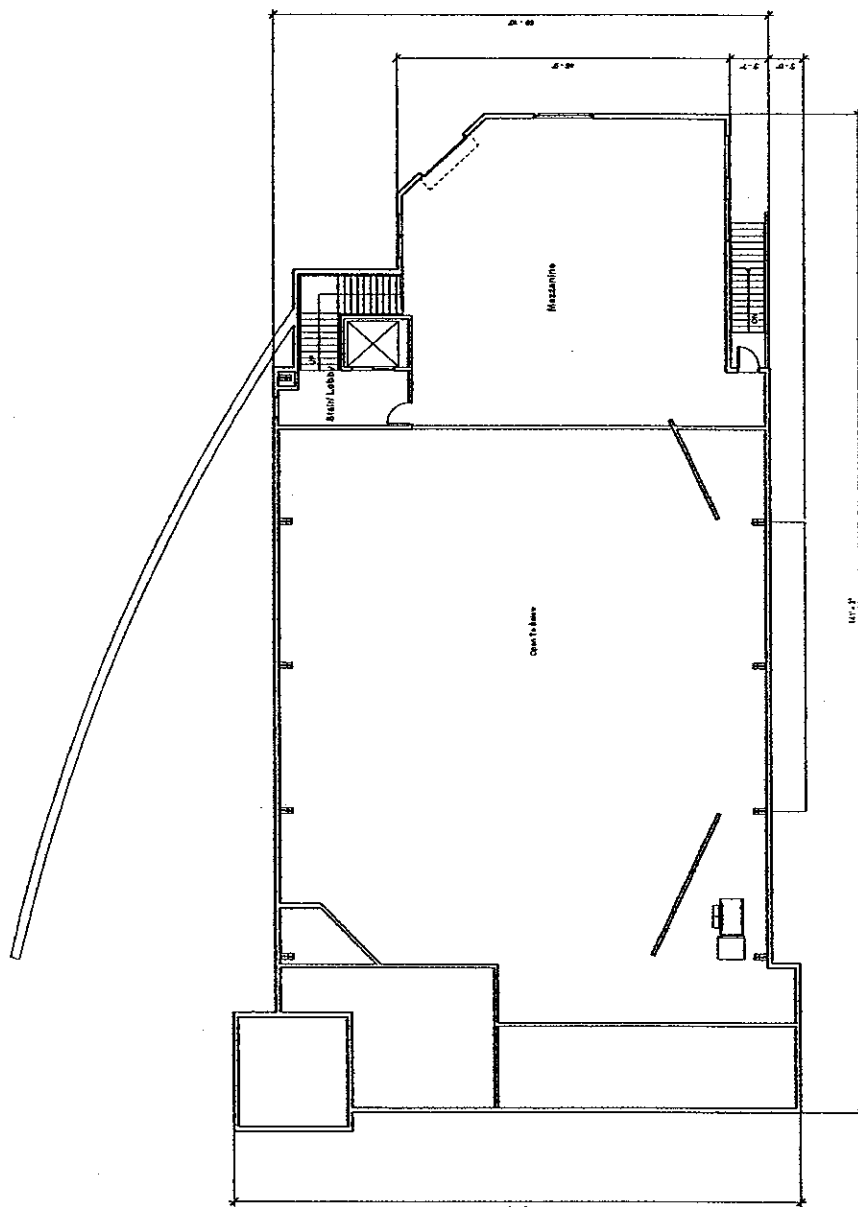
FIRST CHRISTIAN CHURCH

1207 MAIN STREET, HUNTINGTON BEACH

ENTITLEMENT
PACKAGE

DATE
06.16.06

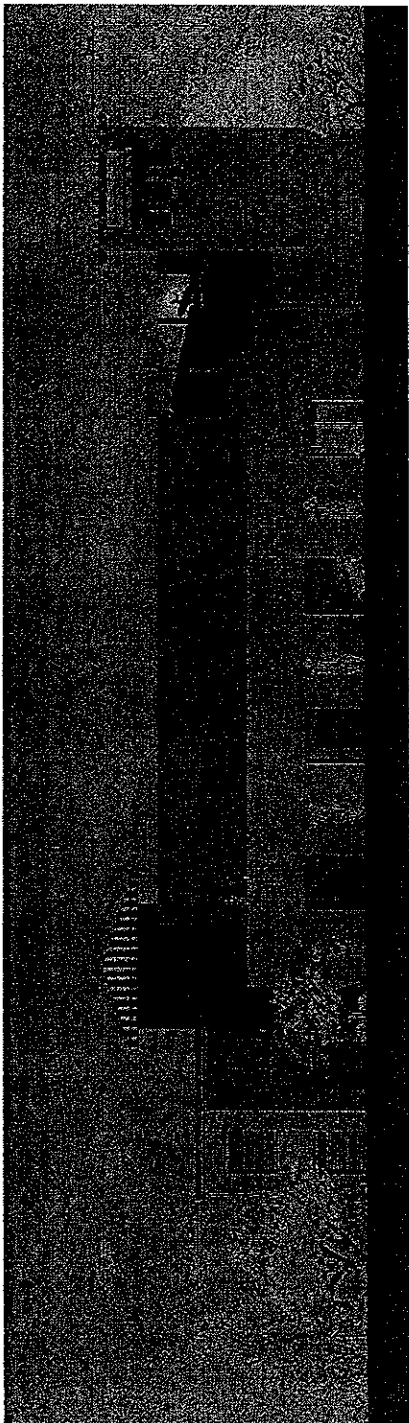
PROJECT
CODE
104-03



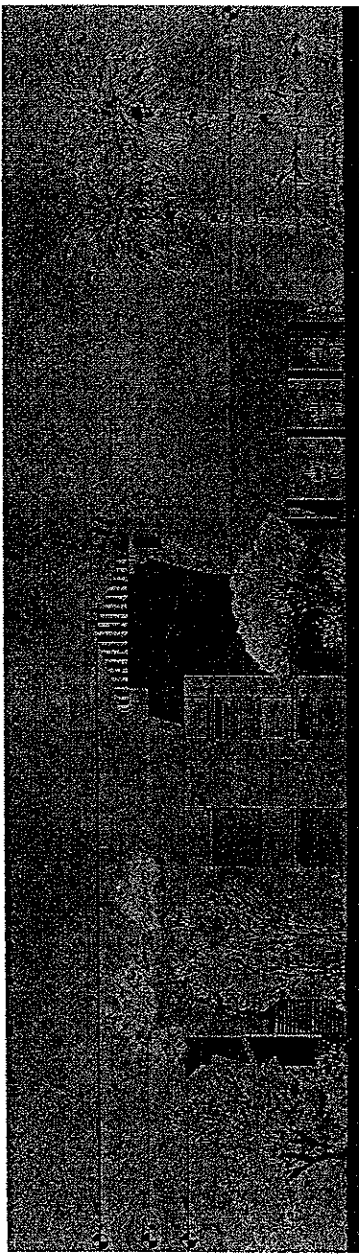
D2 . 243

ATTACHMENT NO. 2.9

ATTACHMENT NO. 5.39



① NORTH ELEVATION
 1/8" = 1'-0"

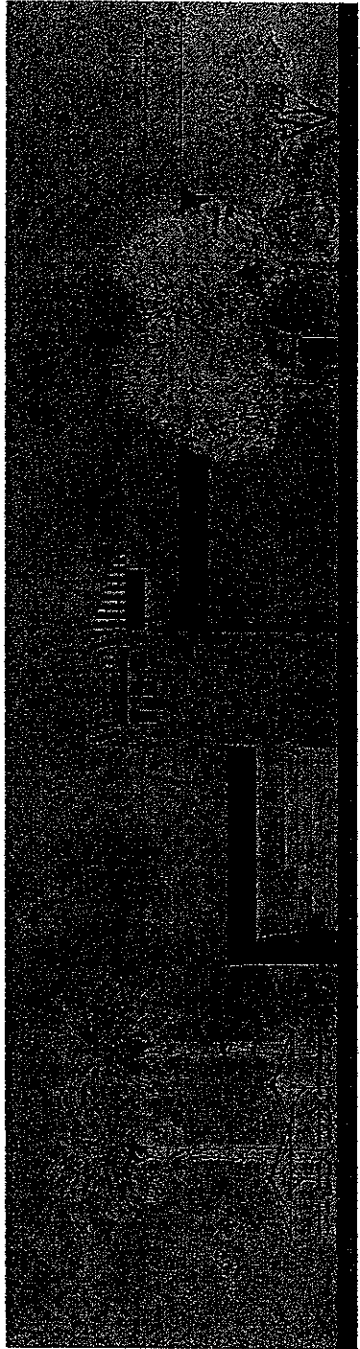


② EAST ELEVATION
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② SOUTH ELEVATION
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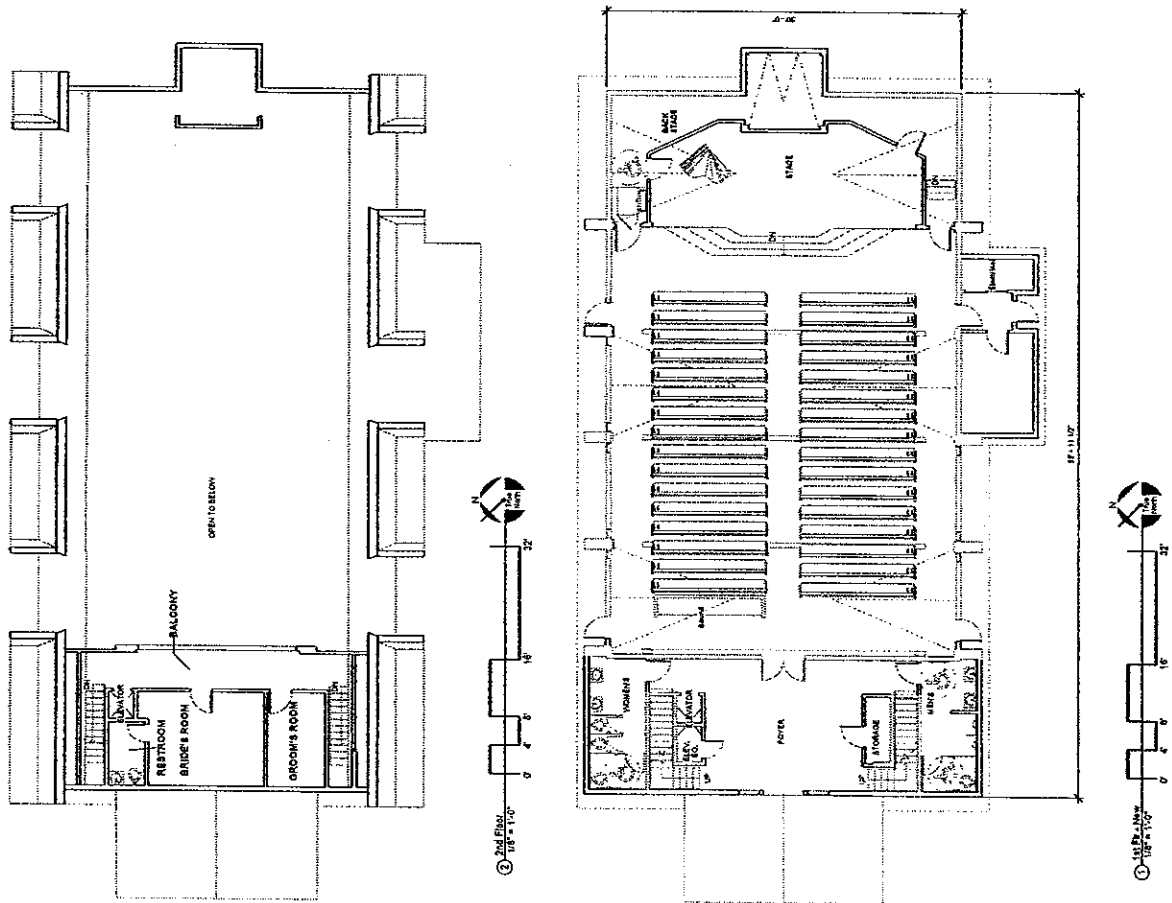


③ WEST ELEVATION
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ATTACHMENT NO. 2-11

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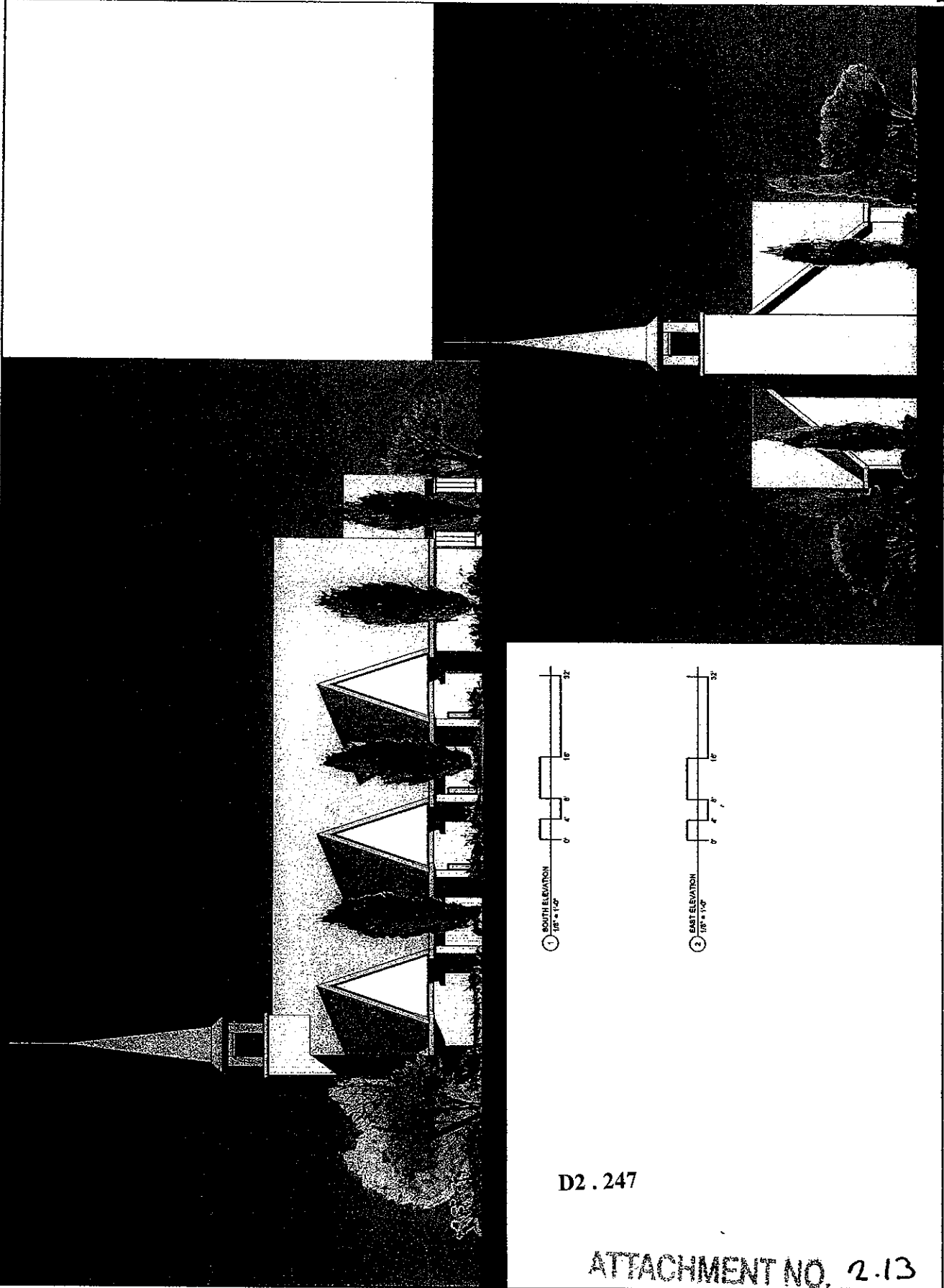
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ATTACHMENT NO. 2.12

ATTACHMENT NO. 5.42

1207 Main St., Huntington Beach

First Christian Church



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ATTACHMENT NO. 2.13

ATTACHMENT NO. 5.43

D3

Chapel-South & East
Elevations

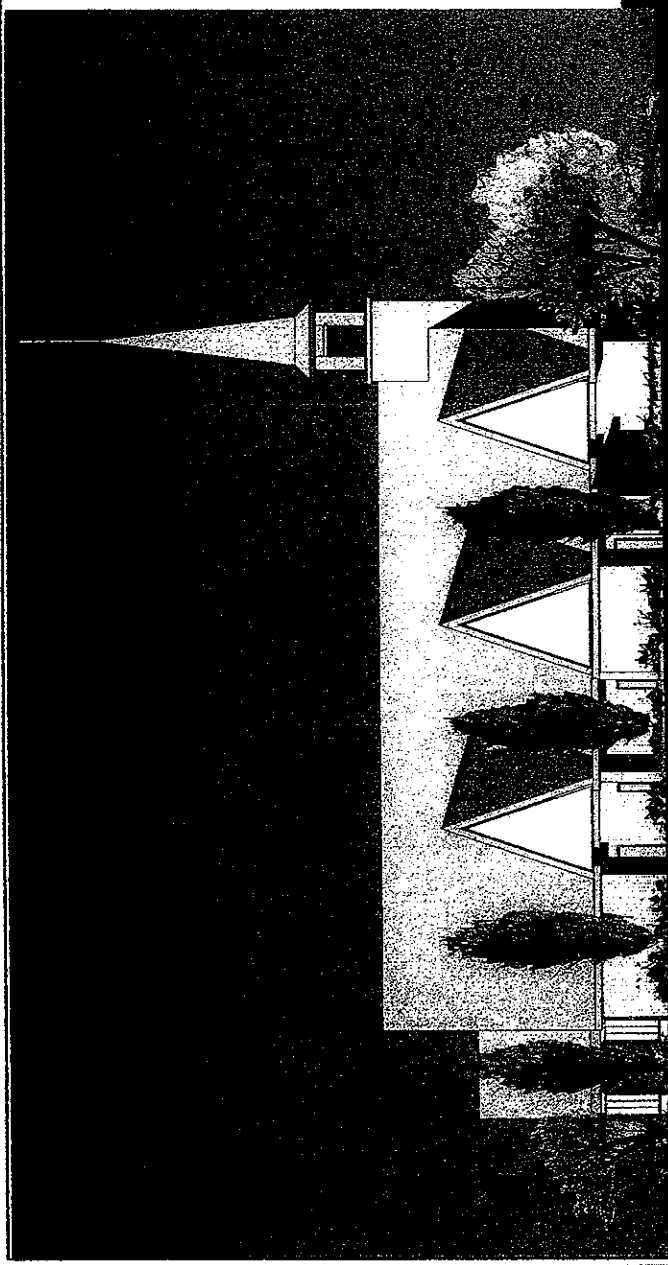
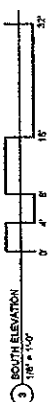
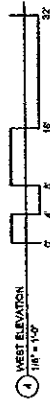
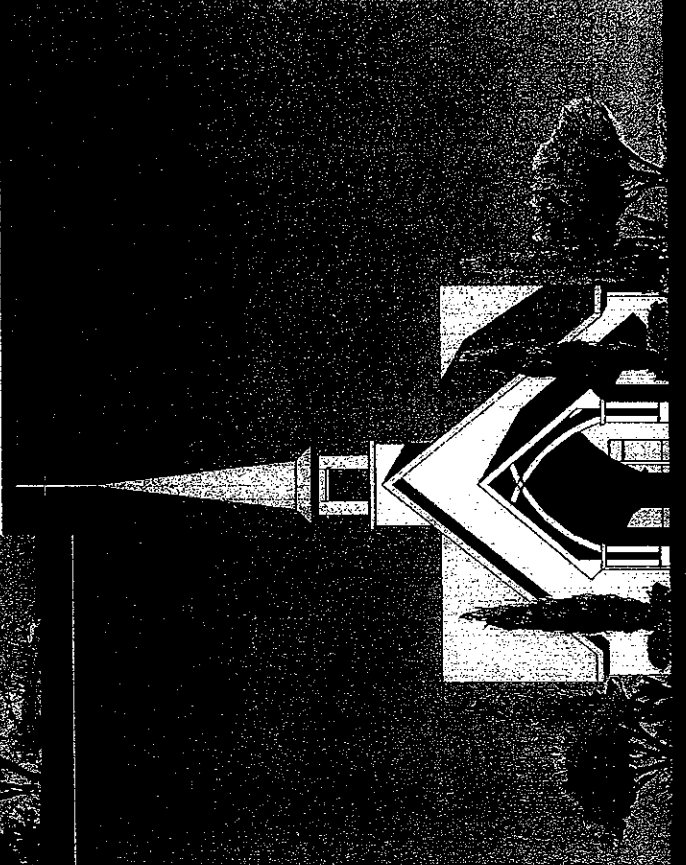
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104-03

ENTITLEMENT
PACKAGE

1207 Main St., Huntington Beach



First Christian Church

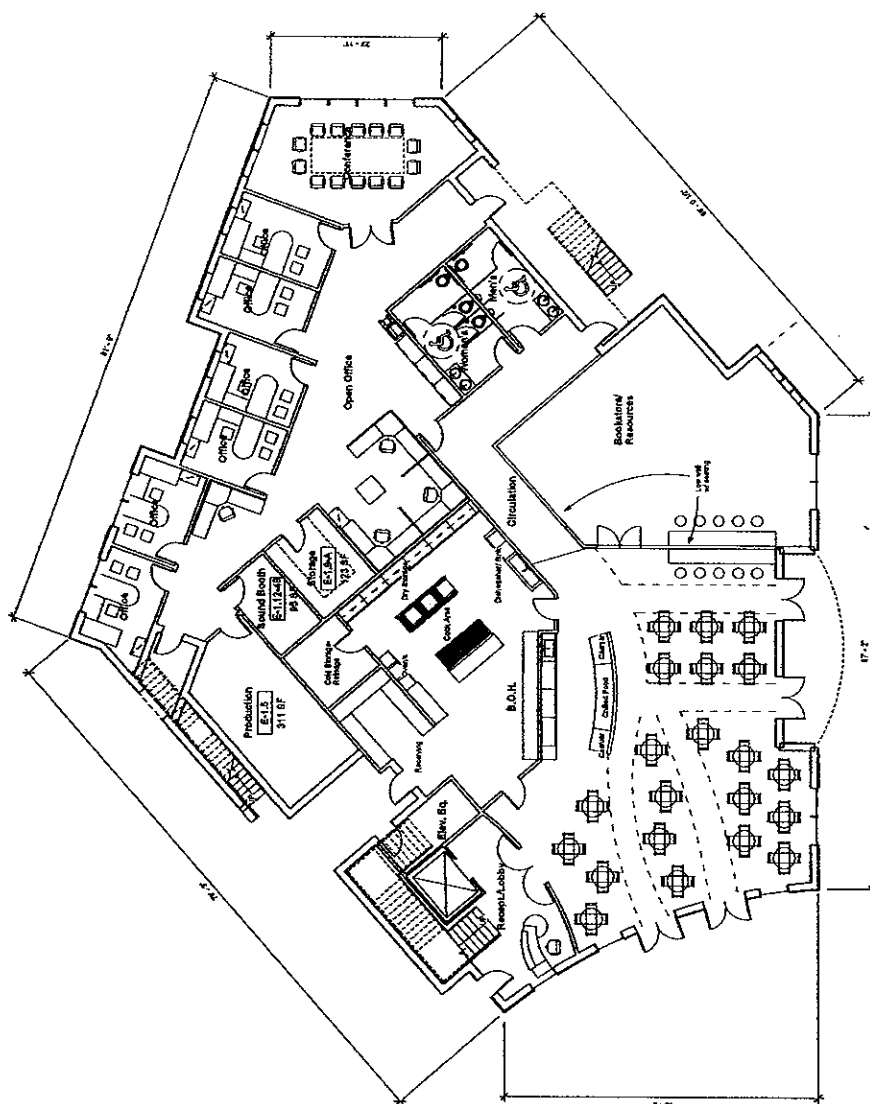


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Sheet No.

Cafe/ Admin.- 2nd Floor

FIRST CHRISTIAN CHURCH

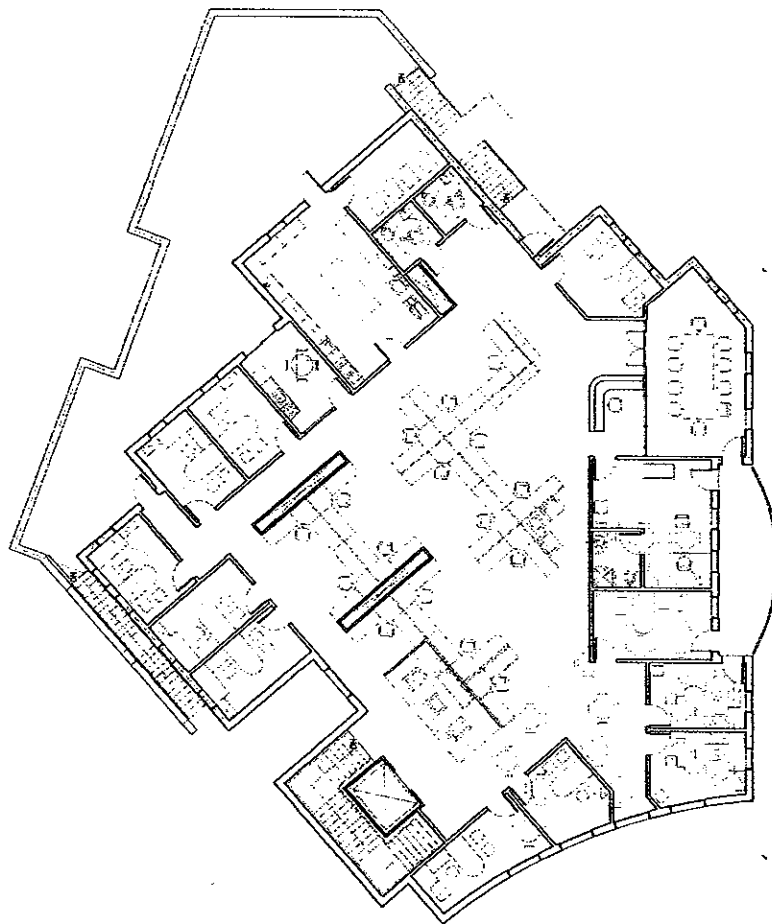
1207 Main St., Huntington Beach

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DATE
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PROJECT
DOCS
104-03

VISION
ENGINEERING
studios
1207 Main St., Huntington Beach
CA 92648



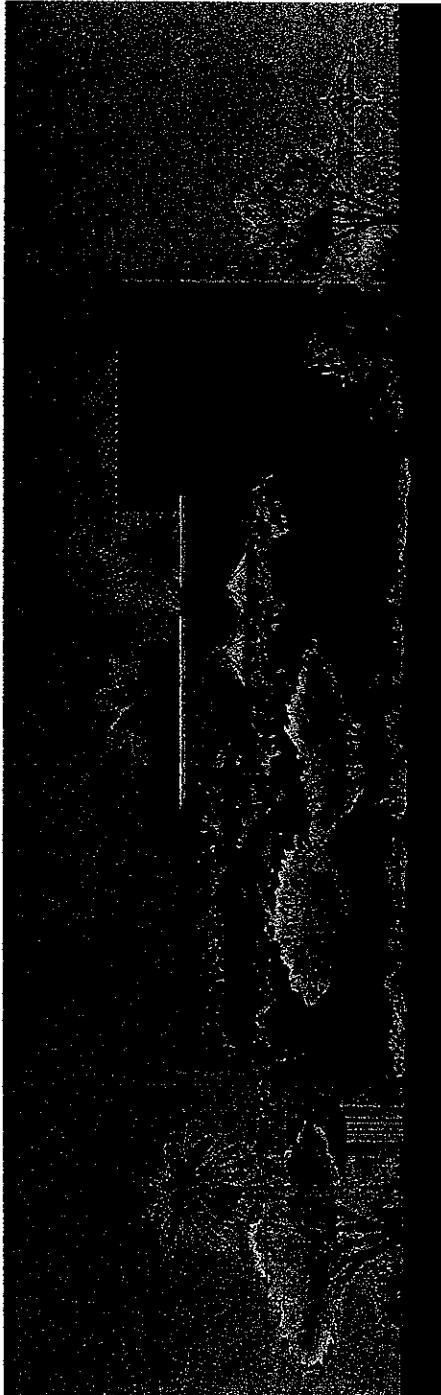
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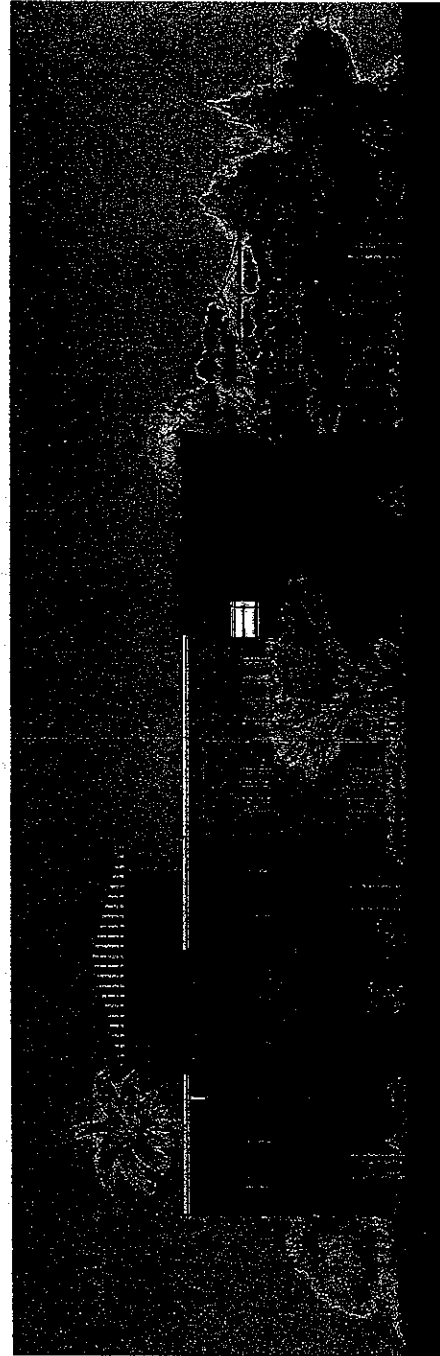
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FIRST CHRISTIAN CHURCH

1207 Main St., Huntington Beach



③ NORTH ELEVATION
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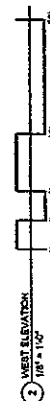
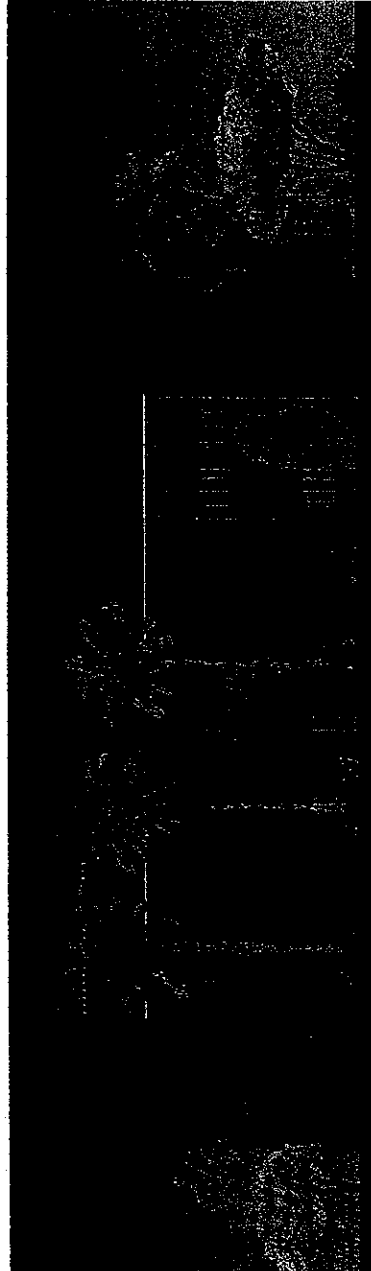


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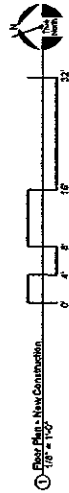
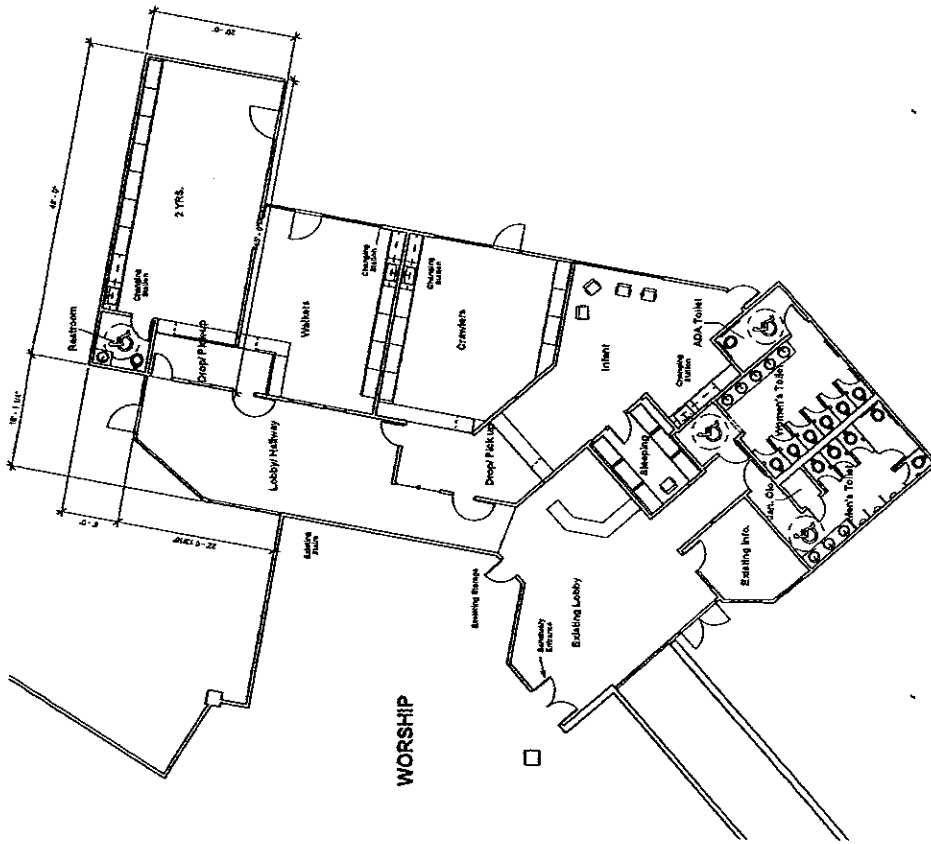
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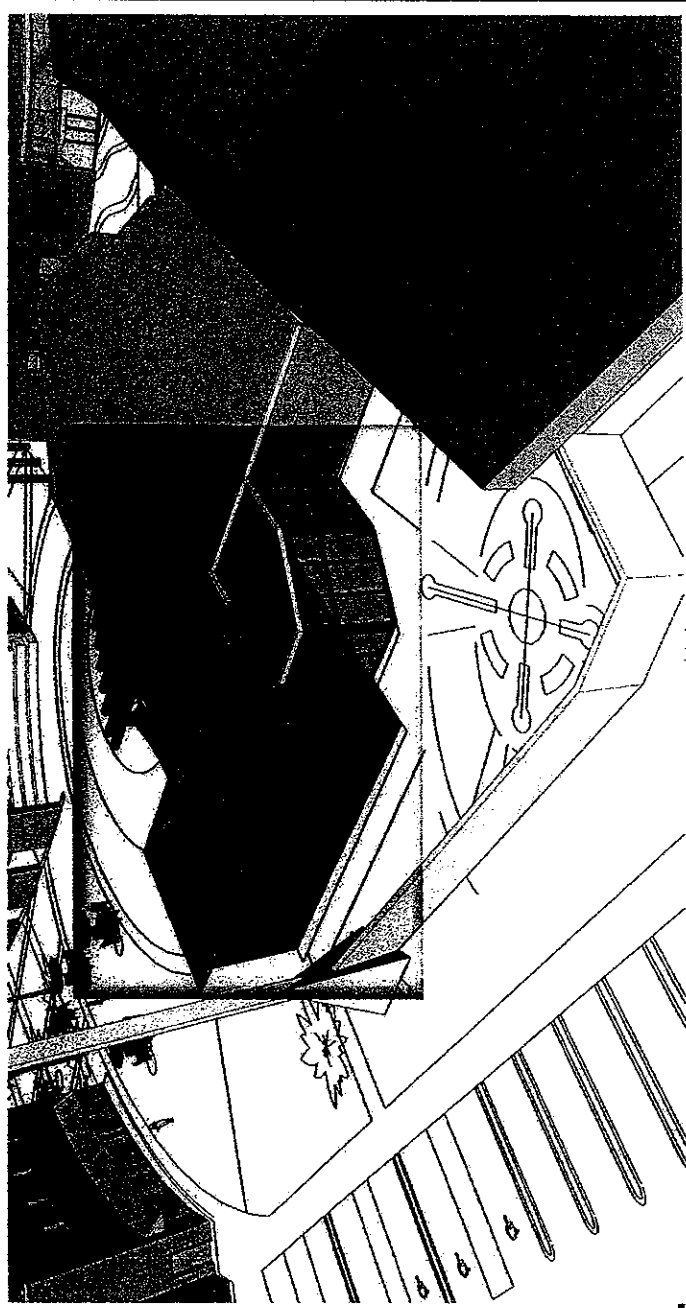
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ATTACHMENT NO. 2.19

ATTACHMENT NO. 5.49



① NORTH ELEVATION

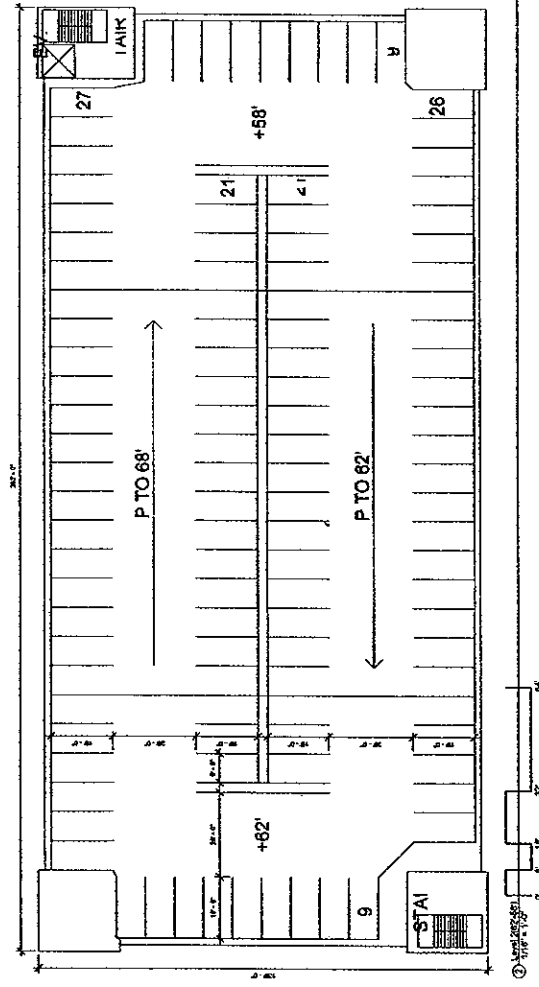
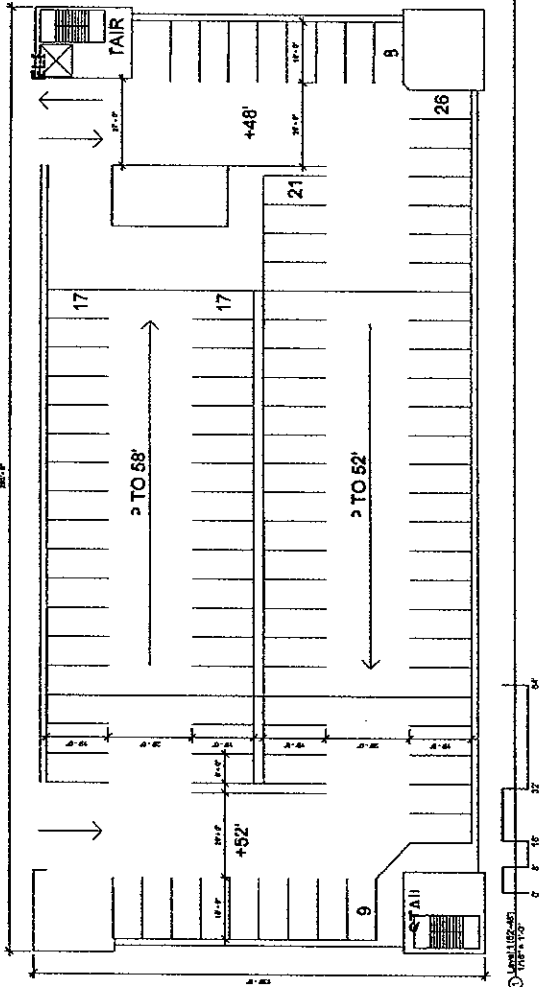


② SOUTH ELEVATION

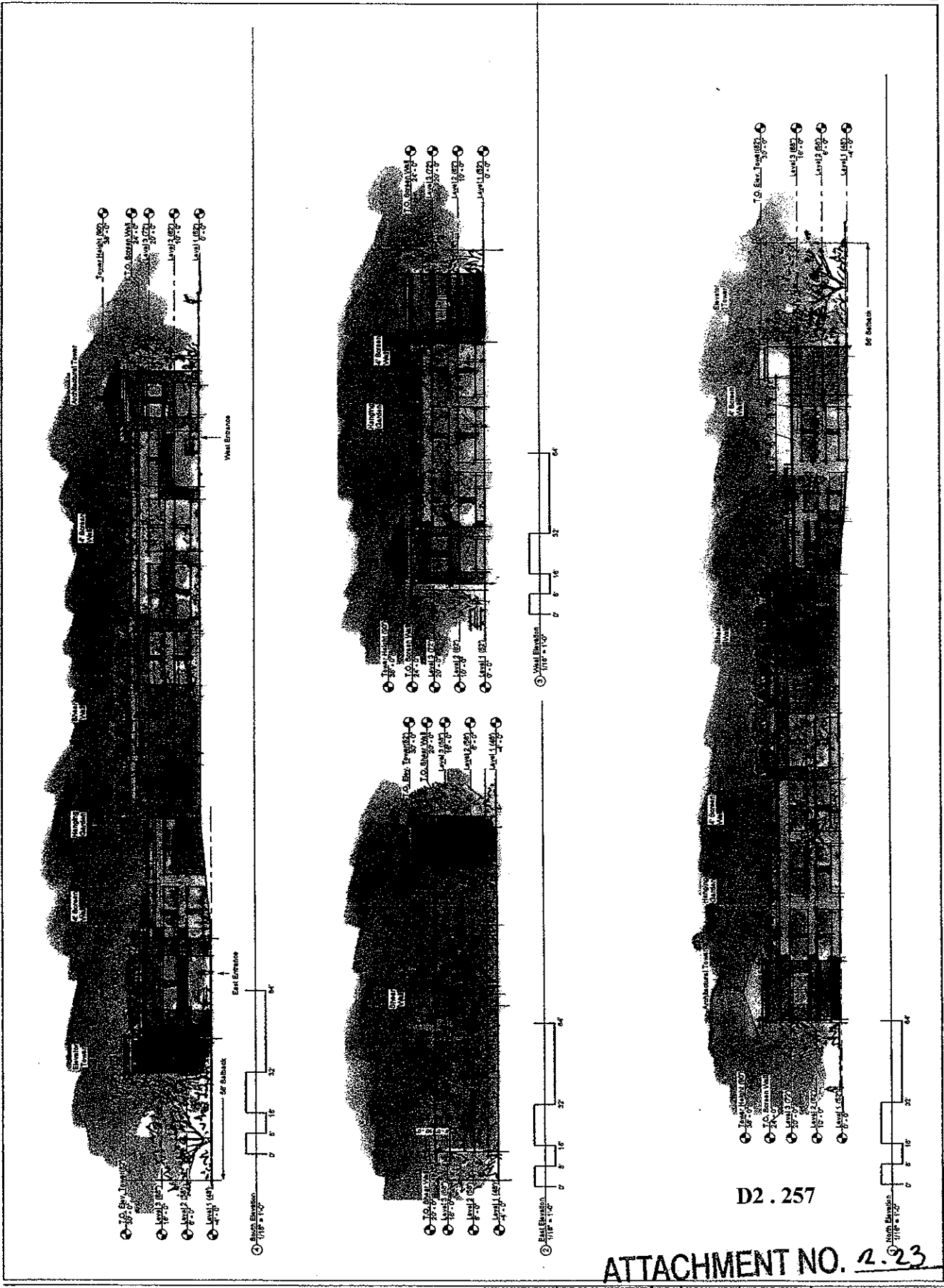
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ATTACHMENT NO. 2.20

ATTACHMENT NO. 5.50



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ATTACHMENT NO. 2.23

~~ATTACHMENT NO 5.53.~~

Attachment D



First Christian Church, Huntington Beach
List of Weekly Events*
Revised - June 19, 2007

Event/Activity	Location	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Worship Services	Existing	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Traditional	Worship Center	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am
Overdrive (Contemporary)	Multi-purpose Building	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Classic	A-Frame Chapel	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am
Sunday School - Adults	Worship Center (Meeting Hall)	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Sunday School - Children (K-5)	Existing Children's and Youth Building	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am
Small Groups - Men	Worship Center (Meeting Hall)	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Small Groups - Women	Worship Center (Meeting Hall)	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am
Small Groups - Adults	Worship Center (Meeting Hall)	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Team Meetings	Worship Center (Meeting Hall)	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am
Children's Ministries	Existing Children's Building	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Jr. High Group	Youth Building	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
High School Group	Multi-purpose Building	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am	10:30 am - 11:30 am
Music Ministry - Rehearsal	A-Frame Chapel	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Worship Center	Worship Center	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Preschool	Existing Children's Building	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Church Administrative Offices	Administration Building	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Special Events	Worship Center	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Funerals	A-Frame Chapel	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Weddings	A-Frame Chapel	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am	9:00 am - 10:00 am
Total Daily Attendance		1916	280	280	1080	1020	1090	850
								1008

Notes:
 * Events schedule reflects a typical week during the months of September through June when the preschool is in session. The church's weekly average combined attendance for its three worship services is 2,300.
 ** Attendance for Adult Sunday School is included in Worship Center attendance.
 *** The pre school has a total enrollment of 200 students, but not all students attend class every day. Attendance number reflects average daily attendance including 15 staff members.
 **** Women's Tuesday Evening Meetings are held on a monthly basis.
 ***** Special Events are not regularly scheduled events. They may take place any day of the week except Sundays. Attendance figures listed on this table are for planning purposes only and do not reflect actual attendance figures.

ATTACHMENT NO. 5.54
 ATTACHMENT NO. 2.24



First Christian Church of Huntington Beach
Conditional Use Permit Application – Revised Project
Narrative
Revised – July 10, 2007

Existing Conditions

First Christian Church, Huntington Beach (FCCHB) is located at 1207 Main Street. It occupies a 7.5 acres campus consisting of seven (7) existing buildings and 431 on-site parking spaces.

The proposed master plan of improvements consists of the following:

1. Demolition of four existing buildings (Church School, Children's Ministry, Youth Ministry, and Small Chapel), and the Large Chapel's existing restroom facilities.
2. Removal of the existing modular structures currently used for adult Sunday School classes.
3. Construction of three new buildings (Children's Building, Multipurpose Building, Administrative/Café Building)
4. Renovation of existing A-Framed Chapel
5. Renovation and expansion of the worship center's nursery and bathroom facilities
6. Landscape/Hardscape Improvements designed to create high quality outdoor gathering places, improve pedestrian circulation, and make the church campus more functional and welcoming to church members and visitors alike.
7. Re striping of existing parking lot in order to increase its capacity and improve circulation.
8. Construction of a multi-level parking structure.

Proposed Use

Table A describes the new buildings and modifications of existing buildings contained within the Master Plan scope. Attachment A shows how the church's existing activities will be housed within the new and existing buildings upon the project's completion.

Table A

First Christian Church, Huntington Beach - Master Plan Scope

Building	Status	Size (sf)	Planned Use/Improvement
A Worship Center	Existing	25,500	No change to existing seating capacity. The worship center will not be modified as part of this project scope.
B Children's Building	Planned	17,411	Children's Sunday School (preschool – 6 th grade), and midweek preschool.
C Multi-Purpose	Planned	10,268	Flexible meeting space for Jr. High and High School groups and other large groups/functions.
D Chapel	Existing	5,717	Remodel existing A-Framed structure into a traditional chapel suitable for classic worship services, weddings and funerals.

E	Administrative, Café	Planned	13,621	Church administrative offices, café, kitchen, church resource center.
F	Nursery Expansion	Planned	4,252*	Expanded existing nursery and restroom facilities in the worship center. Improvements include a combination of new construction and remodeling of existing facilities.
G	Parking Structure	Planned	299 spaces (Estimated)	Above ground parking structure to accommodate peak parking requirements for concurrent worship services in existing worship center and replacement venues.

***Note:** Nursery Expansion square footage includes 1,027 sf of new construction and remodel of 3,180 sf of existing nursery and restroom space in the Worship Center.

The project will include a series of outdoor public space and landscaping improvements in addition to the items listed in Table A. The completed campus will include a new pedestrian walkway, or "Village Gateway" from Main Street where the existing Small Chapel is located. A Chapel Garden will be located at the site of the existing Classroom Building and allow for direct pedestrian access into the campus from 14th Street. A new "Tidal Court" will serve as the main gathering area for before and after church functions and will be open to the public. The court will be located between the existing Worship Center, Multipurpose Building, A-Frame Chapel, and Administration/Café Building. The court will include chairs and tables to support the café and hardscape improvements suitable for informal gatherings. The "Wave Walk" will serve as the main pedestrian connection between the church's parking lot and the new and existing buildings. These outdoor areas will be enhanced by the use of decorative paving, landscaping (including native drought-tolerant plant materials), and signage.

The church will not hold regularly scheduled outdoor gatherings on its campus, nor will the Tidal Court function as an amphitheater. Additionally, the church will not have outdoor amplified music.

Project Sequencing

The construction of the new buildings is scheduled to begin in fall 2007. The construction is anticipated to last between 18 to 24 months. The project will be built in the following sequence:

1. Remove existing modular buildings
2. Construct new Children's Building
3. Demolish existing Church School Building
4. Construct new Multipurpose Building and Nursery Expansion
5. Demolish existing Youth Building and Small Chapel
6. Renovation of A-Frame Chapel
7. Construct new Administration/Café Building
8. Construct Parking Structure

Parking

The church's parking demand is based on the assumption that it will stage three concurrent worship services in separate venues (Existing Worship Center, Renovated A-frame Chapel, and Multipurpose/Overdrive Building) upon the project's completion. The concurrent services will generate a parking demand of 555 parking spaces as per city code. This demand will be met through a combination of on-site and shared use spaces during the project construction phase and upon project completion as allowed by the City of Huntington Beach Zoning Ordinance 231.06.

Shared Parking

The church has entered into shared use agreements with both Smith Elementary School and Huntington Beach High School for the use of their respective parking lots. Each lot's location, capacity, and distance from the church are listed in Table B and shown in Attachment B.

Table B
Shared Parking Lots

Off Site Lot	Capacity	Distance from Church (Feet)
Smith Elementary School	47	220
Huntington Beach High School	298	570

Both off-site lots will be used during the project construction phase to meet the church's required parking capacity. A Variance Request has been filed with the city for the use of the Huntington Beach High School lot since it exceeds the city's 250 foot requirements for shared use parking. The church will operate shuttles between the High School lot and its campus in order to mitigate the distance between the two. The church is intends to continue to use the Smith Elementary School lot after the project's completion to meet a portion of its parking demand.

Table C shows how the church intends to meet its parking requirement both before and after the completion of the parking structure. The parking structure will be located on a portion of the church's existing surface parking lot. The number of surface parking spaces will decrease as a result of the structure.

Table C
Final Parking Supply

Parking Lot	Parking Capacity	
	Without Parking Structure	With Parking Structure
FCCHB Surface Parking	404	234
FCCHB Structured Parking		299
Smith Elementary School	47	47
Huntington Beach High School	298	
Total	749	580

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The peak parking period for the church and the two school lots are compatible in that the lots are not in use during Sunday mornings. As a result, the joint use of the lots by the church and the schools will not result in any operational conflicts. Evidence of the agreements will be files with the appropriate city and county offices as required by the Huntington Beach Zoning Ordinance 231.06.0.

The parking structure's design will meet all requirements dealing with height, setbacks, and screening of parked cars. The parking structure's perimeter will be landscaped to screen the structure from adjacent streets and neighboring land uses. It will be secured when not in use to prevent unauthorized use or activities.

Trip Generation

A trip generation analysis prepared for this project estimates that the new facilities will generate a total of 283 new trips on Sundays of which 60 inbound and 55 outbound trips will take place during the Sunday morning peak hour. This estimate was developed for the project using the Institute of Traffic Engineers (ITE) Trip Generation Manual (7th Edition) and was based on a total Sunday attendance of 1,655. This number is less than the total occupancy for the three venues in which concurrent worship services will take place on Sunday mornings (existing Worship Center, Renovated A-Frame Chapel, and Multipurpose Building). The church agreed to reduce its maximum Sunday attendance in order to achieve a reduced number of automobile trips during the Sunday peak period. The reduced attendance figures agreed upon by the church are listed in Attachment C.

Hours of Operation

FCCHB holds three weekly worship services (Saturday 6:00 pm, and Sunday 9:00 and 10:30 am) and operates a 200-student preschool during the week. The church has an average weekly attendance (three services) of 2,300, and has 25 fulltime employees. The church's administrative office hours are 8:30 am to 5:00 pm, Monday through Friday, and the preschool meets from 9:00 am to 2:00 pm, Monday through Friday (September through June). The church plans to operate the new café/book store between the hours of 7:00 am to 9:00 pm Monday to Saturday, and from 8:00 am to 7:00 pm on Sundays. Weddings and related activities, along with other special events held at the church will end by 10:00 pm.

A more detailed list of weekly church activities is contained in Attachment D.

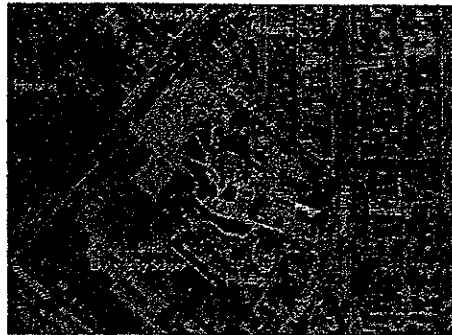
Special events like weddings and funerals will typically take place in the renovated chapel. As many as one wedding per week and one funeral per month may take place in this venue. Both weddings and funerals may take place on any day of the week with the exception of Sundays. Most weddings will be scheduled for Saturdays. Any wedding and funeral with projected attendances in excess of 350 people will take place in the Worship Center, although these events are uncommon and may occur on a sporadic basis.

Reasons for Initiating Application

The church's existing Youth, Classroom, and Small Chapel are both functionally and economically obsolete. They do not meet the church's current or future ministry needs, and the cost of retrofitting these buildings is approximately the same as constructing new ones in order for them to meet current building codes. The project will upgrade the quality of the church's meeting, kitchen, and resource facilities; consolidate the office space for the church's administration; and improve the campus' overall aesthetic in order to make it a more inviting and community-serving facility.

Neighboring Land Uses

FCCHB is located within a portion of the City of Huntington Beach dominated by residential land uses. Single family homes are located across 17th Street, Adams Avenue, Main Street, and Loma Avenue. Worthy Park is located directly north of the intersection of Adams Avenue and 17th Street from the project site. Agness L. Smith Elementary School, and a private home is located adjacent to and south of the project site.



Population Served

HBCC is the largest Protestant church within the city of Huntington Beach. It has a full compliment of adult, youth, and children ministry programs along with operating an accredited preschool program. The church's attendees reside within Huntington Beach and neighboring cities of Fountain Valley, Westminster, Costa Mesa, and Seal Beach.

Hazardous Waste and Substance

A Phase I Environmental Assessment Report prepared on behalf of HBCC found the site to be free of any hazardous waste or substance. The report's executive summary is attached hereto.

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Attachment No. 4

SUGGESTED CONDITIONS OF APPROVAL/ PROJECT IMPLEMENTATION CODE REQUIREMENTS*

*applicable to potential environmental impacts

SUGGESTED CONDITIONS OF APPROVAL

1. Attendance/ seating capacity for Sunday services shall not exceed 1,655 persons.

PROJECT IMPLEMENTATION CODE REQUIREMENTS

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).
 - b. Energy saving lamps shall be used for all outdoor lighting. All outside lighting shall be directed to prevent "spillage" onto adjacent properties. The type and location of all exterior lighting shall be on the site plan and elevations.
 - c. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to issuance of demolition permits, the following shall be completed:
 - a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies.
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed.
 - c. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed.
 - d. All asbestos shall be removed from all buildings prior to demolition of any portion of any building.
 - e. Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). (Resolution 4545)
3. Prior to issuance of a grading permit, a Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The following improvements shall be shown on the plan:
 - a. Curb, gutter and sidewalk along the Main Street and Adams Avenue frontages, per City Standard Plan Nos. 202 and 207. (ZSO 230.84)

- b. Sidewalk along the 17th Street frontage, per City Standard Plan Nos. 202 and 207. (ZSO 230.84)
- c. The existing driveway approaches on Adams Avenue shall be removed and replaced with an ADA compliant driveway approaches per City Standard Plan No. 209 or 211. (ZSO 230.84)
- d. ADA compliant access ramps at the southwest corner of Main Street and Adams Avenue and at the northwest corner of Main Street and Loma Avenue per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
- e. A new sewer lateral shall be installed connecting to the main in Adams Avenue or Loma Avenue. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
- f. All existing non-conforming water appurtenances (including meter boxes and backflow protection devices) serving the development shall be upgraded to conform to the current Water Division Standards. (ZSO 255.04E)
- g. The existing domestic water services currently serving the existing development may potentially be utilized if they are of adequate size, conform to current standards, and are in working condition as determined by the Water Inspector.
- h. Alternately, a new separate domestic water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The new domestic water service shall be a minimum of 2-inch in size. (ZSO 230.84)
- i. The existing irrigation water service(s) currently serving the existing development may potentially be utilized if they are of adequate size, conform to current standards, and are in working condition as determined by the Utilities Division. If the property owner elects to utilize the existing water service(s), all non-conforming water meters and backflow protection devices shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate irrigation water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards. The new irrigation water service shall be a minimum of 1-inch in size. (ZSO 232)
- j. A separate irrigation water service and meter shall be installed per Water Division Standards. The water service shall be a minimum of 1-inch in size. (ZSO 232)
- k. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation, and fire water services serving the new building(s). (Resolution 5921 and Title 17)
- l. All existing domestic water facilities (including water services, meters, backflow protection devices, etc.) that are not utilized shall be abandoned and removed per Water Division Standards. (ZSO 255.04E)
- m. If fire sprinklers are required by the Fire Department for the proposed development, a separate dedicated fire service line shall be installed. (ZSO 230.84)
- n. The existing fire backflow protection device shall be removed and replaced with a backflow protection device that conforms to the current Water Division Standards. (ZSO 230.84)
- o. A water utility easement shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The easement shall be a minimum total width of 10 feet clear (5 feet either side of the water pipeline or appurtenance), unobstructed paved or landscaped surface, pursuant to Water Division Standards. Where access is restricted or impacted by structures, walls, curbs, etc., the easement width shall be 20 feet to allow for equipment access and maintenance operations. No structures, parking spaces, trees, curbs, walls, sidewalks, etc., shall be allowed within the easement. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Such modifications may include, but are not limited to, connections to the water system, pavement overlay, parking lot re-striping, and parking lot reconfiguration. Utilities Division personnel shall have access to public water facilities and appurtenances at all times.

- p. The Property Owner(s) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, for maintenance and control of the area within the public water pipeline easement, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The Property Owner(s) shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)
- q. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
- r. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
- s. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
- t. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)
- u. Storm Drain, Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Management Plans (WQMP) conforming with the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and approval. (DAMP)
- v. A SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMP's) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all de-watering operation flows, and for nuisance flows during construction. (DAMP)
- w. The applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. (DAMP)
- x. A Project WQMP shall be submitted to the Public Works Department for review and approval and shall include the following:
- Discusses regional or watershed programs (if applicable).
 - Addresses Site Design BMP's (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - Incorporates the applicable Routine Source Control BMP's as defined in the DAMP.
 - Incorporates Treatment Control BMP's as defined in the DAMP.
 - Generally describes the long-term operation and maintenance requirements for the Treatment Control BMP's
 - Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMP's

- Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMP's
 - Includes an Operations and Maintenance (O&M) Plan for all structural BMP's
 - Upon approval of the WQMP, three signed copies and an electronic copy on CD (.pdf or .doc format) shall be submitted to the Public Works Department.
- y. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed. Connection of trash area drains into the storm drain system is prohibited. (DAMP)
 - z. A detailed soils and geological/seismic analysis shall be prepared by a registered engineer. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, overexcavation, engineered fill, dewatering, settlement, protection of adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. (MC 17.05.150)
 - aa. If soil remediation is required, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 431-92 and the conditions of approval. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall also identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92)
 - bb. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
 - cc. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
 - dd. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading
4. Prior to issuance of an encroachment permit, Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)
 5. Prior to issuance of building permits, the following shall be completed:
 - a. Joint use parking shall require a Joint Use Parking Agreement between property owners to be recorded prior to issuance of permits or occupancy. The legal instrument shall be submitted to the Planning Department a minimum of 30 days prior to building permit issuance. A copy of the legal instrument shall be approved by the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder. A copy of the recorded agreement shall be filed with the Planning Department. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.

- b. An interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.
 - c. A Mitigation Monitoring Fee shall be paid to the Planning Department. *(This fee pertains to projects with a negative declaration or an EIR. The current fee is \$285 for negative declarations and mitigated negative declarations).*
 - d. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).
 - e. A Precise Grading Permit shall be issued.
 - f. Traffic impact fees for non-residential developments shall be paid at a rate of \$146 per net new added daily trip. The rate is subject to an annual adjustment on December 1st. (MC 17.65)
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Clearly visible signs shall be posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
 - g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays.
 - h. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
 - i. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (WE-1)
 - j. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
 - k. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
 - l. The construction disturbance area shall be kept as small as possible. (EC1)
 - m. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas.

- n. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets.
 - o. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
 - p. Wind barriers shall be installed along the perimeter of the site.
 - q. Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.
 - r. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)
7. New structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:
- a. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - b. Complete all improvements as shown on the approved grading, landscape plans. (MC 17.05)
 - c. Existing curb, gutter and sidewalk must be removed and replaced per City Standard Plan Nos. 202 and 207. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. (Resolution 4545)
 - d. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect prior to the final landscape inspection and approval. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - e. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
 - f. Demonstrate that all structural Best Management Practices (BMP's) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - g. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - h. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the Project WQMP.
 - i. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.

Attachment No. 5
Summary of Mitigation Measures

<u>Description of Impact</u>	<u>Mitigation Measure</u>
The proposed project may increase the percentage of impervious surfaces on the site and therefore is expected to increase storm water run-off and impact downstream public storm drain facilities.	1. The project shall provide: (1) on-site attenuation of increased storm water flow and/or (2) construction of upsized storm drain facilities in Main Street per the City adopted 2005 Drainage Master Plan.
Noise generated in the children's play areas may exceed the City's noise limits	2. A 7-ft. tall noise barrier (masonry wall) shall be constructed along the southerly side of the children's play areas.

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**RESPONSE TO COMMENTS FOR DRAFT
MITIGATED NEGATIVE DECLARATION NO. 06-008**

- I. This document serves as the Response to Comments on the Draft Mitigated Negative Declaration No. 06-008. This document contains information available in the public record related to Conditional Use Permit No. 06-035 (First Christian Church Remodel/ Expansion) as of August 8, 2007 and responds to comments in accordance with Section 15088 of the California Environmental Quality Act (CEQA) Guidelines.

This document contains five sections. In addition to this Introduction, these sections are Public Participation and Review, Comments, Responses to Comments and Appendix.

The Public Participation section outlines the methods the City of Huntington Beach has used to provide public review and solicit input on the Draft Mitigated Negative Declaration No. 06-008. The Comments section contains those written comments received from agencies, groups, organizations, and individuals as of August 8, 2007. The Response to Comments section contains responses to each comment.

It is the intent of the City of Huntington Beach to include this document in the official public record related to the Draft Mitigated Negative Declaration No. 06-008. Based on the information contained in the public record, the decision-makers will be provided with an accurate and complete record of all information related to the environmental consequences of the project.

II. **PUBLIC PARTICIPATION AND REVIEW**

The City of Huntington Beach notified all responsible and interested agencies and interested groups, organizations, and individuals that a Draft Mitigated Negative Declaration had been prepared for the proposed project. The City also used other methods to solicit input during the review period for the preparation of the Draft Mitigated Negative Declaration No. 06-008. The following is a list of actions taken during the preparation, distribution, and review of the Draft Mitigated Negative Declaration No. 06-008.

1. Notice of Draft Mitigated Negative Declaration No. 06-008 was published in the Huntington Beach Independent on May 24, 2007. Upon request, copies of the document were distributed to agencies, groups, organizations, and individuals.
2. Notice of Draft Mitigated Negative Declaration No. 06-008 was provided by mail to property owners, interested parties, and commercial and multi-family tenants within a 500-ft. radius of the project site on May 21, 2007.
3. Notice of Draft Mitigated Negative Declaration No. 06-008 was posted at the County Records Office on May 22, 2007 for a period of 20 days.
4. The Comment Period for Draft Mitigated Negative Declaration No. 06-008 was extended from June 12, 2007 to July 2, 2007. Notice of the extended comment period was published in the Huntington Beach Independent on June 28, 2007 and provided by mail to property owners, interested parties, and commercial and multi-family tenants within a 500-ft. radius of the project site on June 14, 2007.

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5. Draft Mitigated Negative Declaration No. 06-008 was amended and recirculated for public comment for a period of 20 days commencing July 19, 2007 and ending August 8, 2007. Notice of the Recirculated Draft Mitigated Negative Declaration (D-MND) No. 06-008 was published in the Huntington Beach Independent on July 19, 2007 and provided by mail to property owners, interested parties, and commercial and multi-family tenants within a 500-ft. radius of the project site on July 16, 2007.

III. COMMENTS

Copies of all written comments received as of August 8, 2007 are contained in Appendix A of this document. All comments have been numbered with the commenter's initials and are listed on the following pages. Responses to Comments for each comment which raised an environmental issue are contained in this document.

IV. RESPONSE TO COMMENTS

The Draft Mitigated Negative Declaration No. 06-008 was distributed to responsible agencies, interested groups, organizations, and individuals. The report was made available for public review and comment for a period of 20 days beginning on May 24, 2007 to July 2, 2007. The Recirculated Draft Mitigated Negative Declaration No. 06-008 was made available for public review and comment from July 19, 2007 to August 8, 2007.

Copies of all comment letters received as of August 8, 2007 are contained in Appendix A of this report. Comments have been numbered with the commenter's initials and responses correspondingly numbered. Responses are presented for each comment which raised a significant environmental issue.

Several comments do not address the completeness or adequacy of the Draft Mitigated Negative Declaration No. 06-008, do not raise significant environmental issues, or request additional information. A substantive response to such comments is not appropriate within the context of the California Environmental Quality Act (CEQA). Such comments are responded to with a "comment acknowledged" reference. This indicates that the comment will be forwarded to all appropriate decision makers for their review and consideration.

CEQA defines substantial evidence for purposes of supporting a fair argument triggering the need for an EIR or mitigation as follows:

Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to or are not caused by, physical impacts on the environment, is not substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.

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MND NO. 06-008 – COMMENT REFERENCE LIST

The authors of all comments received during the public review periods, along with the corresponding reference initials used for numbering the responses, are listed below:

Comment Author

Comment Reference Initials

Austin, Ronald and M.L. Williams-Austin	RA
Blackburn, Tracy and John	TB
Bloomfield, Nancy and Fred	NB
Briers, Deborah and John	DB
Butland, Phyllis and Jon Rader	PB
Courdy, Dave	DC
DiBenedetto, Michele and Brian Haner	MD
Environmental Board	ENVB
Essner, Roz and Howard Ross	RE
Felts, Loren	LF
Gallagher, J.W.	JG
Gan, Deirdre and Todd	DG
Gelfand, Sander and Shirley	SG
Gray, Karen and David	KG
Hunt, Mathew and Kathleen	MH
Kent, Kyoko	KK
Keisel, Richard and Jean	RK
Kluewer, Stephen and Karen	SK
Langistine, John	JL
Le, Kim	KL
Lubin, Dick	DL
McCurdy, Rita	RM
McGowan, Alan	AM
Peterson, Robert and Judith	RP
Ross, Lawrence and Donna	LR
Schiller, Seth	SS
Stafford, Steve	SST
Treiman, David	DT
Treiman, Lee	LT
Troxell, Ron	RT
Walker, Betty	BW
Walt, John	JW

APPENDIX A – RESPONSE TO COMMENTS

- RA1 Comment acknowledged
- RA2 Comment acknowledged
- RA3 The café and bookstore represent accessory uses which are permitted with approval of a conditional use permit.
- RA4 The recirculated D-MND identifies parking structure height dimensions (28 ft. to 38 ft.) consistent with the revised/current project plans and concludes no significant impact. The Police Department has advised that there is no basis for concerns regarding crime in the proposed parking structure.
- RA5 Comment acknowledged
- RA6 The Trip Generation Study (Kimley Horn, March 2007) concluded that the proposed project would generate a less than significant increase in traffic. The Exterior Noise Analysis concluded that exterior traffic noise levels would be in compliance with the City's Noise Ordinance and identified mitigation to noise impacts generated by the new children's play area. The church's trash disposal service has agreed to adjust its trash collection time to 10:00 am, upon the church's request, in order to reduce early morning noise impacts resulting from the trash collection.
- RA7 See response to RA1
- RA8 See response to RA3
- RA9 See response to RA4, PB2.
- RA10 See response to RA5
- TB1 The church's peak travel period is Sunday mornings, which is typically the period of least travel on local streets. Additionally, the project's Trip Generation Study (Kimley-Horn, March 2007) concluded that the church's weekday activities will not generate a significant number of additional trips. As a result, the project will not significantly increase congestion on neighboring intersections during the weekday peak travel periods.
- TB2 The project narrative indicates that the various activities at the church would occur between the hours of 7:00 a.m. and 10:00 p.m. The uses proposed are permitted in the PS zone with approval of a conditional use permit. The project site is not in nor subject to the Residential Low Density zoning regulations.
- TB3 The Police Department has advised that there is no basis for concerns regarding crime in the proposed parking structure.
- NB1 See response to RA6

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- DB1 See response to RA6
- DB2 Comment acknowledged
- DB3 The project will replace existing buildings which are more than 50 years old, with new buildings featuring a contemporary design. Existing buildings to be demolished are not listed in the General Plan as historically significant. The project design was reviewed by the Design Review Board and recommended for approval.
- DB4 Comment acknowledged
- PB1 The recirculated D-MND identifies parking structure height dimensions (28 ft. to 38 ft.) consistent with the revised/current project plans.
- PB2 The applicant has submitted a photometric plan indicating that lighting on the project site will not significantly impact adjoining properties. This plan was used as the basis for the conclusions in the draft mitigated negative declaration.
- PB3 See response to RA3
- PB4 The parking structure will be constructed at grade. The parking structure's design conforms to the City's Zoning Ordinance, Chapter 231.8.G "Design Standards – Parking Structures" which requires that parked cars at all levels be screened by landscaping and decorative screen walls. Furthermore, the parking structure's design was reviewed and recommended for approval by the City's Design Review Board. The Police Department has advised that there is no basis for concerns regarding crime in the proposed parking structure. Moreover, the church has indicated that the parking structure will be secured in such a way as to not allow entrance into the parking structure while not in use for church activities and will monitor the structure in order to assure against any misuse or unlawful activities.
- PB5 The outdoor gathering area adjacent to the planned new Multipurpose building was labeled as an amphitheater on the site plan initially submitted to the City as part of the CUP application. Based on the revised plans and project narrative, this area will not function as an amphitheater in that the church will not program outdoor meetings or gatherings but rather is proposed to be used by both church attendees and community members as an informal gathering area on Sundays and during the week. The church has agreed to not have outdoor amplified music in order to limit noise impacts on neighboring residential areas.
- PB6 The total height of the renovated A-Frame Chapel's proposed steeple will be 96 feet including a 12-foot tall cross. The steeple and renovations will improve the chapel's appearance, and by extension the appearance of the entire church campus. The parking structure will include design and landscape elements required by the City's Zoning Ordinance intended to enhance its visual quality. The project will not include an amphitheater or an outdoor sound system.
- DC1 The parking structure is proposed at a 56 foot (landscaped) setback from the nearest residential property line to the southeast and features a solid wall with no openings on the southeast side of the structure. In addition, the project proposes a row of trees along the southeasterly property line intended to screen views between the parking structure and the adjacent residential property.

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- DC2 The noise study prepared for the project concluded that the parking structure, as designed with a solid wall with no openings into the parking garage on the southeast side will not result in significant noise impacts to adjacent properties.
- DC3 Comment acknowledged
- DC4 Comment acknowledged
- DC5 Comment acknowledged
- MD1 The Police Department has advised that there is no basis for concerns regarding crime in the proposed parking structure. Moreover, the church has indicated that the parking structure will be secured in such a way as to not allow entrance into the parking structure while not in use for church activities and will monitor the structure in order to assure against any misuse or unlawful activities. The church's peak Sunday morning operating period and the schools weekday peak period do not overlap. Weekday activities at the church are limited to small group gatherings, church administration activities, the church's existing preschool, the café, and occasional special events (weddings and funerals); and therefore will not pose a safety risk to local school children. The church has stated its intent to work with the local schools to address any safety concerns that may arise as a result of the church's operations.
- MD2 See response to RA6
- MD3 Comment acknowledged
- ENVB1 The applicant has submitted a plan outlining proposed "green" design and construction methods.
- ENVB2 Comment acknowledged
- ENVB3 The project developer is required to submit a Project WQMP to the Public Works Department for review and approval which incorporates best management practices for minimizing runoff.
- ENVB4 The project is subject to compliance with all applicable plumbing code, water quality management plans and storm water pollution prevention plans.
- ENVB5 Comment acknowledged
- RE1 The revised project narrative included as an attachment to the recirculated draft negative declaration includes the proposed café/bookstore hours (7:00 a.m. – 9:00 p.m. Mon. through Sat. and 8:00 a.m. to 7:00 p.m. on Sunday). The noise study identified all noise sources deemed to be potentially significant.
- RE2 The Public Works Department concluded that a condition of approval limiting occupancy to 1,655 persons will ensure no significant traffic impacts (based on the traffic generation study prepared for the project) and that such a limit will avoid the need for additional traffic impact analysis to determine whether or not a significant traffic impact may result from a higher occupancy. The occupancy limit would be enforced by the City in the same manner as all occupancy limits applicable to all assembly buildings are enforced Citywide.
- RE3 The recirculated D-MND identifies parking structure height dimensions (28 ft. to 38 ft.) consistent with the revised/current project plans.
- RE4 The recirculated D-MND includes all pages missing from original document.

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- RE5 The original site plan submitted identified a gathering area located in front of the new Multipurpose building as an amphitheater. Based on the revised project plans and narrative, this area will not function as an amphitheater in that the church will not program formal outdoor events in this area or the central court. Additionally, the church agreed not to have outdoor amplified music on the church campus.
- RE6 The renovated A-Framed worship center will have a new steeple along its Main Street frontage. The steeple will be topped by a 12-foot cross, bringing its total height to 96 feet.
- RE7 The church currently has 431 parking spaces. The church will need to provide 555 parking spaces in order to meet its parking requirements based on the City's code. This demand will be met by the 234 surface spaces in the re-stripped lot, the 299 space garage, and 47 spaces shared with Smith Elementary School. This will result in a capacity of 580 spaces for the Sunday morning peak period.
- RE8 The Police Department has advised that there is no basis for concerns regarding crime in the proposed parking structure. Moreover, the church has indicated that the parking structure will be secured in such a way as to not allow entrance into the parking structure while not in use for church activities and will monitor the structure in order to assure against any misuse or unlawful activities.
- RE9 Comment acknowledged
- RE10 See response to RE1
- RE11 See response to RE2
- RE12 See response to RE3
- RE13 Comment acknowledged
- LF1 All references to the "project" are inclusive of all proposed and existing-to-remain structures and uses.
- LF2 Comment acknowledged
- LF3 Comment acknowledged
- LF4 Comment acknowledged
- LF5 Comment acknowledged
- LF6 The City has no record of prior code violations or noise complaints associated with the church.
- LF7 Comment acknowledged
- LF8 Comment acknowledged
- LF9 The church will have no outdoor sound system.
- JG1 Comment acknowledged
- JG2 The project will result in an increase in the amount of open space on the church campus as well as upgrading its quality through a series of urban design and landscaping improvements. The design and colors of the new buildings were approved by the church, and reviewed and recommended for approval by the city's Design Review Board.

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- JG3 The parking structure will not contribute to increased traffic on local streets, but rather is required to meet the church's parking requirements. The Trip Generation Study prepared for this project (Kimley-Horn, March 2007) concluded that the project would not generate a significant number of additional trips during the church's Sunday morning peak period, or during weekdays.
- JG4 Comment acknowledged
- DG1 Comment acknowledged
- DG2 The project's Trip Generation Study (Kimley-Horn, March 2007) indicates that the project will result in an increased assembly capacity of 185. This same study concluded that the project would not generate a significant number of additional trips during its Sunday morning peak period.
- DG3 The outdoor gathering area adjacent to the planned new Multipurpose Building was initially labeled as an "amphitheater" in the entitlement drawing set submitted to the City. This area is proposed to function as an informal gathering area and will not be used to stage organized events. Furthermore, the church has agreed, as part of the project's Noise Study (Kimley-Horn, April 2007) to not have outdoor amplified music. The café will be an indoor facility complete with seating. Outdoor seating will be provided adjacent to the café in the central court. The noise study concluded that the outdoor gathering areas will not be significant noise sources.
- DG4 See response to PB4
- DG5 Comment acknowledged
- SG1 Comment acknowledged
- SG2 The church is subject to compliance with applicable parking requirements, entitlement conditions of approval, mitigation measures, etc. at all times. Violations of applicable codes, conditions of approval, mitigation measures may result in the revocation of the conditional use permit.
- SG3 Comment acknowledged
- SG4 Comment acknowledged. Also see response to RA3, DG3
- SG5 Traffic and noise studies were completed for the proposed project by qualified engineers. The studies concluded that the project will not result in significant traffic or noise impacts.
- SG6 Comment acknowledged
- SG7 Comment acknowledged
- KG1 The parking structure's design conforms to Huntington Beach Zoning Ordinance Chapter 231.18.G which requires structures to provide a 10-foot-wide perimeter landscape planter, and to screen all parked cars on each level with landscaping or decorative screen walls. The parking structure's design was reviewed and approved by the Huntington Beach Design Review Board. The church has indicated that access to the parking structure will be limited to Sunday mornings and other church related functions that require its use, that gates will be placed at the structure's entrances which will be locked when the structure is not in use and that the church will monitor the parking structure in order to assure that no unlawful activities occur within the structure.

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- KG2 The proposed Administration/Café building is 2 stories, not 3 stories. The operation of the café was analyzed in the project's Trip Generation Study (Kimley-Horn, March 2007) as part of the church's weekday operations. The café will not serve as an assembly area for Sunday worship services therefore it was not included in the analysis of the Sunday peak hour trip generation. Based on this analysis the project will generate a traffic impact deemed to be less than significant by the City. The project's Exterior Noise Analysis (Kimley-Horn, April 2007) found that vehicular traffic, construction and demolition, the children's play area, amplified music, and the parking structure are the only potentially significant noise sources that the project would generate. The church agreed to not have outdoor amplified music as a result of this analysis. Consequently, the café's operation is not anticipated to generate a significant noise impact. The church states that the café will be open between the hours of 7:00 am to 9:00 pm Monday through Saturday and 8:00 am to 7:00 pm on Sundays. All church activities will end by 10:00 pm.
- KG3 The area previously identified in the proposed site plan as an amphitheater will not function as such, but rather will be an informal outdoor gathering area. The church will not program formal outdoor gathering in this space nor have amplified outdoor music. The children's play areas will have a 7-foot tall sound barrier wall along their Loma Avenue frontage in order to mitigate potential noise impacts.
- KG4 Comment acknowledged
- KG5 Comment acknowledged
- KG6 Comment acknowledged. Although CEQA does not dictate the precise format required for an initial study, the initial study must contain certain information to satisfy legal requirements. The City has adopted an initial study checklist which is consistent with the sample environmental checklist form included in the CEQA guidelines and which satisfies the legal requirements of CEQA.
- KG7 The predominate height of the parking structure will be 28 feet, a height which is generally compatible with that of a typical two story single-family dwelling. The parking structure is proposed to be constructed at the existing parking lot grade and not on a hill or to-be-elevated grade.
- MH1 The proposed bookstore hours are 7:00 am to 9:00 pm Monday through Saturday and 8:00 am to 7:00 pm on Sundays. The Recirculated Draft Mitigated Negative Declaration includes a statement on the proposed bookstore hours in the project description.
- MH2 The recirculated D-MND identifies parking structure height dimensions (28 ft. to 38 ft.) consistent with the revised/current project plans.
- MH3 See response to RE8
- MH4 See response to DG2, DT21
- MH5 The project's construction is anticipated to last 24 months. The noise study prepared for this project (Kimley-Horn, April 2007) indicates that compliance with all provisions of the City's Municipal Code (Section 8.40.090(b)) will mitigate negative impacts resulting from the project's construction.
- KK1 Comment acknowledged
- KK2 See response to SG5, RE8, MD1

- KK3 The City's Design Review Board reviewed the project's design and recommended it for approval at its May 10, 2007 meeting. The Draft Mitigated Negative Declaration does not support the assertion that the project will negatively affect the value of surrounding properties and no evidence to the contrary has been presented.
- KK4 Comment acknowledged
- RK1 Comment acknowledged
- SK1 Comment acknowledged
- SK2 The church held a community meeting to advise surrounding residents of proposed plans for the church expansion and remodel in August 2006 and provided notice of the meeting to property owners and tenants within a 500 foot radius of the project site, at the request of City staff. The City has not issued permits for the project.
- SK3 The proposed café and bookstore are intended primarily to support church functions and not as stand alone commercial enterprises in a similar manner that a cafeteria serves a school. The café and bookstore will be operated by the church and not a separate commercial entity. The property is not zoned residential.
- SK4 The church will secure the parking structure in order to restrict access into the structure while it is not in use with roll-up gates, as depicted on the project plans. The parking structure has been designed to minimize visual impacts to neighboring properties by limiting, in large part, its height to approximately one-half of the site's 50-foot limit, and by providing generous set backs from neighboring residential properties. The parking structure will provide sufficient parking to meet the church's parking requirements per the City's codes. There are no parking restrictions on neighboring public streets (Adams, Ave., 17th St., Main St., and Loma Ave.). The church may work with its neighbors to develop a "good neighbor" program that would encourage its members to not park in residential streets on Sunday mornings. Church attendees parking on the structure's top level will only have to go down two levels, not three as stated in the comment.
- SK5 Comment acknowledged
- SK6 The City issued permits to remove existing temporary classroom buildings only.
- SK7 CEQA does not require that the City verify consistency between plans submitted to the City and plans independently posted by First Christian Church on their website. A copying error occurred during the initial printing of Draft Mitigated Negative Declaration No. 06-008. The City distributed only a few copies before the error was corrected, but it appears that additional copies were distributed by others. The error was subsequently corrected and the comment period was extended an additional 20 days, followed by recirculation of an amended Draft Mitigated Negative Declaration No. 06-008 and an additional 20-day public comment period.
- SK8 See response to RE8, KG1
- SK9 A remnant portion of a public roadway easement exists along the south side of the property adjacent to San Nicolas Circle, which extends from the terminus of Loma Ave. approximately 100 ft. west. The Public Works Department has initiated the process to vacate this easement. There are no public roadway easements in place which allow traffic flow between Loma Ave. and 17th Street.

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- SK10 Draft Mitigated Negative Declaration No. 06-008 was prepared by City staff and is supported by a traffic generation analysis prepared by a licensed traffic engineer, which concludes that a condition of approval limiting occupancy to 1,655 persons will ensure no significant traffic impacts.
- SK11 The City does not have codes or ordinances which require that use of the site be limited to a "non-profit" use and has no authority under the law to require that the church maintain "non-profit" status. The "for-profit" or "non-profit" status of the church has implications for tax assessment purposes only, and is not a matter subject to land use regulation or impact analysis under the provisions of the California Environmental Quality Act. The church has historically operated a pre-school which generates profit for the church and the proposed café and bookstore are permitted as accessory uses to a religious assembly use. The church has eliminated their proposal for an amphitheater.
- JL1 See response to RE7. The church proposes to provide parking in excess of the minimum required by code at all times. The church is requesting approval of joint use parking which would allow parking spaces at HB High School to meet, in part, the minimum parking requirements for the church until such time as the parking structure is completed.
- JL2 See response to KG2
- KL1 None of the new buildings contained in this project's scope (Children's, Multipurpose, or Administration/Café), or the renovated A-Frame Chapel will consist of three stories. These buildings will each have, at most, a second story. Also, see response to RE8, KG1, PB5, DC2, MD1
- DL1 In an effort to improve parking and traffic conditions along Loma Ave. and St. Nicholas Circle, the preschool is proposed to be relocated into the new Children's building. This building will not have any entrances off of Loma Ave. as does the current building. This will make it more convenient for parents to drop off or pick up their children from the church parking lot. Additionally, there will be no direct pedestrian access from Loma Ave. to the children's building. The church will advise its attendees not to park on Loma Ave. or St. Nicholas Circle on Sunday mornings in order to reduce any impact on the community during its peak Sunday operating period. The City does not allow the church to place signs of any kind on public streets. The church has stated its intent to advise its attendees to not park on neighboring residential streets.
- DL2 The church is required to comply with all applicable City codes and ordinances in planning and building this project. The City has neither received nor been granted any special consideration for this project.
- DL3 The completed project will have a parking demand of 555 spaces based on the City's code. This required capacity will be met by reconfiguring the existing surface parking lot, shared use of the Smith Elementary School parking lot along 17th Street, and the construction of a single 299 space three-level parking structure.
- DL4 Comment acknowledged
- RM1 Comment acknowledged. Also see response to SK3.
- AM1 Comment acknowledged
- AM2 See response to TB1, RE2, RE7

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- AM3 Comment acknowledged
- RP1 Comment acknowledged. Also see response to RA6, DC1, DC2, SK4, DT21
- LR1 The outdoor amphitheater, tower and pop jet fountains are not part of the current proposal.
- LR2 See response to SK3, RE1
- LR3 Comment acknowledged
- LR4 See response to RE2, SG5, DG2
- LR5 See response to TB3, PB4, DC1, DC2, MD1
- SS1 See response to RE2, SG5, DG2, DT21
- SS2 See response to MD1
- SS3 Comment acknowledged
- SST1 The church has entered into a contractual agreement with Huntington Beach High School for the shared use of its southern parking lot consisting of 298 spaces. This agreement is limited to Sunday mornings only as the lot will be required to support school activities during week days. The church will file an agreement for review with the City as required by City code. The executed agreement between the church and Huntington Beach High School for the use of its south parking lot is for Sunday mornings only. The church's parking lot will be used to accommodate wedding parties and other special events. The church is working with the high school and City to determine if the executed contract between the church and the high school allows the church to use Estate Circle to access the lot on Sunday mornings. The high school will allow access to the south lot from Main Street if it is determined that the church will not be able to access the lot from Estate Circle.
- SST2 See response to PB4
- SST3 The church secured the services of independent consultants to produce technical studies to assess the project's potential impacts on its surroundings as directed by the City. The City incorporated the findings of these studies into the project's environmental assessment. The assessment identifies specific mitigation measures required of the church in order to lessen the project's potential impact on the community. The church has agreed to incorporate these mitigations in the project's scope.
- SST4 The demolition activities that occurred on church property were limited to removal of temporary classroom buildings, paving and landscaping. The church obtained a demolition permit for this specific activity. No further demolition or construction activities will take place on the project site until the church secures the required demolition and construction permits from the City. The church has stated its intent to notify its neighbors in advance of any future construction activities that will take place on the church property.
- DT1 Draft Mitigated Negative Declaration No. 06-008 was amended to address plan revisions, omissions and errors, properly advertised and recirculated for a 20-day public review and comment period.

- DT2 The amended/current plans and project narrative included as attachments to Draft Mitigated Negative Declaration No. 06-008 include the bookstore and the proposed hours.
- DT3 See response to KG2, KG3
- DT4 See response to DT1
- DT5 See response to DT2
- DT6 The Tidal Plaza represents a passive open space not intended for formal gatherings or events, and therefore does not represent a significant noise source.
- DT7 See response to DT1
- DT8 See response to DT1
- DT9 See response to DT1
- DT10 See response to SK7
- DT11 See response to DT1
- DT12 The Little Squirts Court is located in excess of 150 feet from any other property. The noise study did not identify this space as a significant noise source.
- DT13 See response to PB5
- DT14 The project does not propose an outdoor sound system.
- DT15 See response to SK3. The comment states that mitigation should be required but does not identify what impacts warrant mitigation.
- DT16 The proposed café and bookstore are approximately 2,817 sq. ft. (kitchen and dining area combined) and 943 sq. ft. respectively. The project proposal includes an outdoor dining area outside of the proposed café.
- DT17 See response to RE1
- DT18 See response to DT44
- DT19 The Traffic Generation Study prepared for the project acknowledges that the proposed project includes a café and resource center (i.e., bookstore). The study did not identify these uses as significant traffic generators. The study considers the peak traffic generation for the proposed project and concludes that the project, as proposed, will not generate a significant traffic impact.
- DT20 The tower feature on the proposed Café/Admin. building represents an area which is approximately 24 ft. by 24 ft. and constitutes only a small fraction of the building area volume. The 42 ft. height dimension represents the height of the peak of a pitched roof and a height which is 16% lower than the maximum height permitted in the zone (50 ft.). This architectural feature provides visual interest and varied roof lines consistent with the City's Urban Design Guidelines. Based on these factors and the recommendation for approval by the Design Review Board, the height of the tower was determined to not represent a significant aesthetic impact.
- DT21 An air quality analysis was prepared for the proposed project by an independent consulting firm. The analysis concluded that there would be no significant operational air quality impacts associated with the proposed project. The CEQA Air Quality Handbook *Projects of Significance Table* lists restaurants in excess of 23,000 sq. ft. as re-
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sulting in a potentially significant air quality impact. The combined floor area of the proposed café and kitchen, including storage areas, is 2,817 sq. ft.

- DT22 Mitigation measures are appropriate only where the Environmental Assessment concludes that significant environmental impacts will result from the proposed project. The application of mitigation measures to other completely dissimilar projects (i.e., Target, Walmart) does not serve as a basis to require mitigation measures for the proposed project. Draft Mitigated Negative Declaration No. 06-008 concluded that potentially significant impacts may result in the areas of noise and hydrology and identifies appropriate mitigation measures. Moreover, CEQA does not mandate similar mitigation for all similar projects.
- DT23 See response to DT1
- DT24 The plans reviewed in conjunction with Draft Mitigated Negative Declaration No. 06-008 and the requested entitlements represent conceptual plans and are not intended nor required to represent detailed working drawings with precise details for all project features. Notwithstanding, the heights of all proposed buildings are noted on the project plans and the proposed operating hours are identified in the project narrative and in Draft Mitigated Negative Declaration No. 06-008. A submitted photometric plan addresses on-site lighting and the church has indicated their intent to secure the parking structure when not in use with roll-up gates, as noted on the project plans.
- DT25 The noise analysis report prepared for the project identified weddings, church services, meetings and daycare as proposed uses and concluded that these activities would not generate significant noise related impacts.
- DT26 The church would be permitted use of the property consistent with the approved condition use permit and the approved plans. Temporary outdoor special events may also be permitted in accordance with the provisions of the Huntington Beach Zoning & Subdivision Ordinance via the issuance of temporary activity permits and/or temporary use permits.
- DT27 The church use would be subject to compliance with all conditions and provisions of an approved conditional use permit. Provisions of conditional use permits, along with applicable provisions of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code are enforced by the Code Enforcement Division of the Planning Department. The City investigates all complaints received and issues notices of violation and administrative citations as necessary. A conditional use permit may be revoked by the Planning Commission based on violations of conditions of approval or City codes.
- DT28 The fact that the applicant initially proposed to amend their existing entitlements and later, as the scope of the project changed, opted to file a new conditional use permit application is not a matter that must be addressed by the draft negative declaration since it does not raise significant environmental issues.
- DT29 Comment acknowledged. The project will be required to comply with the City's Noise Ordinance, which specifies hours for construction for residential areas.
- DT30 See response to DT1
- DT31 Comment acknowledged
- DT32 See response to DT1

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- DT33 The requested CUP is not available for public review because it has not been granted (i.e., there is no CUP to review). However, the CUP application file is and has been available to anyone who requests to review it. The CUP staff report is available six days prior to the public hearing.
- DT34 See response to RE5, DT1
- DT35 Technical studies submitted by the applicant were reviewed by City staff. The Draft Mitigated Negative Declaration reflects the City's independent judgment of potential impacts associated with the proposed project. Although the Planning Commission *may* impose conditions of approval which are more restrictive than applicable code requirements and/or mitigation measures to address issues of concern, there is no such law or ordinance that requires more restrictive requirements; moreover, there is no accepted planning principal or general rule-of-thumb that suggests that all projects requiring a conditional use permit shall arbitrarily be subject to requirements that are more restrictive than the Code. In fact, the converse is generally the accepted practice: that is, that applicable codes and ordinances are adequate to protect public, health safety and welfare and that more restrictive requirements would be applied on a case-by-case basis, as appropriate to address unique circumstances. The analysis completed for the proposed project is comparable to that prepared for other church master plan projects, and the City believes that adequate information is available to assess potential impacts. Upon learning of inconsistencies and/or missing information, the City revised and recirculated the Draft Mitigated Negative Declaration.
- DT36 See response to RE5, DT35
- DT37 The pop jet fountains, which were part of the original project proposal, have been eliminated from the amended/current project proposal. Mitigation in the form of a block wall along the southerly side of the designed play areas located near the southerly property line is suggested due to the proximity of the residents to the south. A sound wall is not needed along the north side of the play areas because the nearest adjacent property to the north is located at a distance in excess of 300 feet (approximately twice the distance of the nearest adjacent property to the south).
- DT38 See response to PB5
- DT39 An outdoor dining area is proposed adjacent to the proposed café. Also see response to KG2.
- DT40 The California Environment Quality Act (CEQA) defines "significant effect on the environment" as: "a substantial, adverse *change* in any of the physical conditions within the area affected by the project . . ." Therefore, the conclusion of the noise study, that design features of the parking structure will reduce noise to levels similar to the current condition, and therefore that no significant noise impacts associated with the parking structure will result, is based on a proper application of CEQA and a proper interpretation of "significance". Also see PB4, MD1, DC2
- DT41 The noise study prepared for the project identifies all noise sources deemed to be potentially significant. Also see response to DT26. Draft Mitigated Negative Declaration No. 06-008 need not consider unauthorized activities by others that are not intended or proposed in conjunction with the project. Also see response to DT27.
- DT42 The Huntington Beach Noise Ordinance establishes standards for noise levels in residential zones which are distinct from standards in non-residential zones. Permitted

noise levels are established with the intent to protect public health, safety and welfare, are deemed to be acceptable community noise standards, and therefore serve as thresholds of significance for purposes of noise impact analysis. The noise analysis prepared for the project applies the noise standards that are applicable to the project based on the surrounding land uses.

The geotechnical study prepared for the project concludes that the foundations for the proposed development may be supported on shallow footings established in compacted fill or competent native terrace deposits. The geotechnical study does not identify the need for deep foundations, mat foundations, quasi-rigid foundations, or other ground modification such as stone columns or compaction grouting which would result in excessive ground borne vibration.

See response to RA6. The noise study prepared for the project includes an analysis of traffic related noise, which concludes that the increase in traffic generated by the project would result in a sound variation from the existing condition which is not detectable by the average human ear; and therefore that the project-generated traffic noise level increase is not significant.

DT43 The project plans indicate that the trash enclosure will remain at its current/ existing location. See response to DT40. Also see response to RA6. A cumulative impact analysis requirement under CEQA requires that the lead agency determine whether a significant impact will result from the cumulative impact of all noise sources resulting from the proposed project. The California Environment Quality Act (CEQA) defines "significant effect on the environment" as: "a substantial, adverse *change* in any of the physical conditions within the area affected by the project . . ." Since the noise analysis concludes that the proposed project will not generate significant noise impacts and trash collection noise at the site represents the existing condition, no cumulative impacts were identified. Also, the church has indicated its intent to replace its trash containers with ones that have rubber lids in order to reduce the noise they make during trash collection. The church decided to not relocate the trash enclosure from its current location adjacent to the Worship Center along Adams Avenue because they are almost completely hidden from public view at this location, and relocating them to another part of the campus would not eliminate any noise generated by trash collection but instead shift it to another part of the church campus where it would potentially be located closer to other residences.

DT44 Supplies are currently delivered to the church on a regular basis. The floor plan for the proposed Administrative/ Café building shows a receiving area accessible via a standard, swinging door. There is no roll-up door, loading dock or truck access to the building, which is separated from vehicular access ways by a curb and raised walkway. Nothing in the project plans or the nature of the proposed use suggests that large trucks, nighttime deliveries, an excessive number of deliveries or environmental impacts may result from deliveries to the proposed site. The comment requests mitigation but does not identify what impact needs mitigation.

DT45 See response to DT28. The proposed project and requested entitlements, if approved, would supersede any prior entitlements. The City is required to consider the requested application as a new application. Conditions associated with prior entitlements and pertaining to buildings proposed to be demolished and uses that are proposed to be modified, need not be considered as part of an environmental assessment of the proposed project. Draft Mitigated Negative Declaration No. 06-008 analyzes the

proposed project; it does not reanalyze a previously approved project. The Design Review Board does not make formal findings in conjunction with its review of projects.

DT45a The amended/current plans eliminated a 64 ft. tall tower depicted on previous plan submittals. All of the proposed and existing-to-remain buildings comply with the 50 ft. height limit applicable in the PS zone, with the exception of the 96 ft. tall steeple and cross addition proposed for the existing Chapel – which may be exempted from the 50 ft. height limit pursuant to the provisions of HBZSO Section 230.72 – *Exceptions to Height Limits*. The parking structure proposed in conjunction with the church master plan is a permitted use on the subject site. The Draft Mitigated Negative Declaration analyzes potential impacts associated with the structure in accordance with CEQA. See Response to DC1, KG1, KG7

DT45b See response to PB2

DT45c See response to DT88, DT97

DT45d See response to DT88

DT45e Pursuant to the provisions of CEQA, if the initial study identifies potentially significant effects on the environment but revisions in the project plans or restrictions agreed to by the applicant would avoid the effect, mitigation measures are not required to address the otherwise potentially significant impact. The applicant has agreed to and is proposing to limit concurrent attendance as recommended by the traffic generation analysis in order to avoid the need for further traffic impact analysis that would determine whether or not traffic related impacts may otherwise result. A condition of approval limiting concurrent attendance as proposed by the applicant is recommended by staff.

DT45f The project, as proposed, provides parking in excess of the minimum required by Code. Moreover, no evidence has been presented which would suggest the City's parking standard is inadequate.

DT46 Comment acknowledged. The City of Huntington Beach Fire Department, which employs hazardous materials experts, has reviewed the proposed project and determined that standard City requirements applicable to capped oil wells and methane provides adequate protection to ensure no associated significant environmental impacts.

DT47 See response to RE8

DT48 The potential for flood related impacts has been analyzed by the City's engineers and appropriate, standard mitigation is suggested. The conclusions and suggested mitigation measures are based on expert analysis, engineering science and available data with respect to the adequacy of the existing storm drain system.

DT48a The amended/current plans depict the location of the trash enclosure serving the project site at its current, existing location. As noted in Draft Mitigated Negative Declaration No. 06-008, the developer will be required to submit a Water Quality Management Plan and Stormwater Pollution Prevention Plan which address potential sources of pollutants on site, including the trash enclosure.

DT49 See response to DT44. The entire public record associated with the proposed project is and has been made available for public inspection upon request.

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DT50 See response to DT21. The City has adopted the AQMD's thresholds as its own thresholds of significance for purposes of environmental impact analysis. Also see response to DT27.

DT51 See responses to DT30 – DT50.

DT52 See response to DT1

DT53 See response to DT2

DT54 See response to DT3

DT55 See response to DT4

DT56 See response to DT5

DT57 See response to DT6

DT58 See response to DT7

DT59 See response to DT8

DT60 See response to DT9

DT61 See response to DT10

DT62 See response to DT11

DT63 See response to SK7

DT64 See response to DT12

DT65 See response to DT13

DT66 See response to DT14

DT67 See response to DT15

DT68 See response to DT16

DT69 See response to DT17

DT70 See response to DT18

DT71 See response to DT19

DT72 See response to DT20

DT73 See response to DT21

DT74 See response to DT22

DT75 See response to DT23

DT76 See response to DT24

DT77 See response to DT25

DT78 See response to DT26

DT79 See response to DT27

DT80 See response to DT28

DT81 See response to DT29

DT82 Comment acknowledged

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- DT83 The California Environmental Quality Act requires an Environmental Impact Report when there is substantial evidence that the project may produce significant adverse environmental impacts. The size or scope of the project alone does not serve as a basis to require an environmental impact.
- DT84 See response to DB3
- DT85 Whether the proposed café is or is not comparable to a Starbucks is not a basis to determine whether or not the project may have significant adverse environmental impacts. Provisions of CEQA are such that each project's potential to generate significant adverse environmental impacts is evaluated independently. CEQA does not require or suggest that mitigation measures applied to one project shall, or should be, arbitrarily applied to any other.
- DT86 Comment acknowledged
- DT87 Comment acknowledged
- DT88 The comment states that there is currently both excessive traffic and speeding on Adams Avenue. Generally, excessive traffic and speeding do not co-exist and there is no evidence presented to support that either of these conditions predominate. Moreover, under the provisions of CEQA, the applicant is not required to mitigate existing conditions. The project does not propose any roadway improvements or modifications which "divert traffic from Loma to Adams and to 17th". However, the entrance to the Children's building will be relocated (relative to the existing Children's building) in part to encourage access to the building via the church's parking lot, instead of via (on-street parking on) Loma Avenue, which may reduce vehicular traffic to and from the site along Loma Avenue. Also see responses to RA6, TB1, RE2
- DT89 See response to DT21. The State has not made any findings that the proposed project may have a potentially significant air quality impact nor made any other findings or comments concerning the proposed project.
- DT90 The project does not propose an amphitheater, outdoor sound system, parties, picnics, concerts, use of the parking lot for play, sports activities or unauthorized uses such as fireworks and auto racing. Use of leaf blowers on the site is subject to compliance with the City's leaf blower ordinance. The proposed parking areas are consistent with the existing parking areas and therefore are not anticipated to generate additional noise impacts. No change to the location of the existing trash enclosure is proposed.
- DT91 See response to PB5
- DT92 The applicant has stated that no outdoor sound system will be installed. CEQA defines substantial evidence for purposes of supporting a fair argument triggering the need for an EIR or mitigation as follows:
- Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to or are not caused by, physical impacts on the environment, is not substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.
- DT93 The Little Squirt's Court is located at a distance of approximately 250 feet from any adjacent property, in a court yard area central to the church campus. The noise study prepared for the project indicates that children's play areas were analyzed and sug-

gests mitigation for those areas deemed to present potentially significant noise impacts.

DT94 See response to RA3, RE1, MH1, SK3, SK11, DT16

DT95 See response to DT16.

DT96 Notwithstanding the applicant's request, which specifies the proposed hours of operation for the bookstore (see response to RE1) and various other uses on the site (see response to TB2), there are currently no restrictions on the proposed project, since the proposed project has not been approved. Any restrictions applicable to the project would be imposed by the Planning Commission, at a public hearing, in conjunction with the approval of the project.

DT97 The Trip Generation Study (Kimley Horn, March 2007) concluded that the proposed project would generate a less than significant increase in traffic. The study was peer reviewed by the Public Works Department, which concluded, accordingly, that no further traffic impact analysis is warranted.

DT98 The amended/current project plans include height dimensions for all proposed buildings and were made available for public review and comment for a minimum of 20 days. Also see response to DT20.

DT99 See response to DT21.

DT100 The California Environmental Quality Act requires mitigation when there is substantial evidence that the project may produce significant adverse environmental impacts. The study concludes that mitigation is necessary to address certain noise and hydrology related impacts. Those aspects of the project which have been determined to not generate significant adverse environmental impacts do not require mitigation.

DT101 The church would be permitted to conduct all activities which are authorized by the conditional use permit. For example, the applicant is proposing to have weddings and funerals concluding no later than 10:00 p.m. Accordingly, if the applicant's request is approved, weddings and funeral concluding no later than 10:00 p.m. would be permitted, unless otherwise prohibited or restricted by conditions of approval. Uses which are not approved as part of the conditional use permit would not be permitted. The City may also approve Temporary Activity Permits and Temporary Use Permits for certain other special events pursuant to the provisions of the Huntington Beach Zoning & Subdivision Ordinance.

DT102 See response to TB2, DT27.

DT103 Draft Mitigated Negative Declaration No. 06-008 and the noise study prepared for the project includes an analysis of construction related noise impacts. Whether a construction project of similar duration is or is not "common" (however this term may be defined) is not a basis for determining whether or not the proposed project may have an environmental impact. The City may impose restrictions on construction hours which are more restrictive than the City's ordinance as a condition of approval.

DT104 An air quality analysis was prepared for the proposed project by an independent consulting firm. The analysis concluded that there would be no significant operational air quality impacts associated with the proposed project. Also see DT50.

DT105 Comment acknowledged

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LT1 Comment acknowledged. Also see response to DT14.

RT1 See response to RE4, RE5

BW1 Comment acknowledged

BW2 Comment acknowledged

BW3 See response to RE2

BW4 Comment acknowledged

JW1 Comment acknowledged

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1706 S. Pley St.
Huntington Beach, CA 92648

29 June, 2007

Mr. Ron Santos,
Associate Planner
City of Huntington Beach Planning Department,
2000 Main St,
Huntington Beach, CA 92648

JUN 29 2007

Dear Mr. Santos

This letter is an addendum to our letter of 8 June, 2007

I have reviewed the modified plans for the First Christian Church project at 1207 Main St. that you provided me yesterday. There are several areas of concern:

1. The architectural design theme, with the exception of the chapel, is not in keeping with the aesthetics of the surrounding neighborhood. It appears in general to be more appropriate for a shopping mall than a neighborhood church.
2. There are outdoor play areas that we were told would be removed.
3. A full kitchen café and a retail bookstore are still included. These are commercial in nature and would appear to be a clear zoning violation.
4. The parking structure is considerably higher than the value (24') that you used when you determined that it had no significant negative impact. The structure has towers of 32' and 40' and a shear wall of 28' in height. These heights, combined with the fact that the structure is sited on the highest elevation on the property give maximum negative impact on sightlines and aesthetics. These issues, the concentration of traffic and the safety problems which accompany all parking structures (crime, drugs, teen hangouts) make this structure totally inappropriate for inclusion in a residential neighborhood!

RA1

RA2

RA3

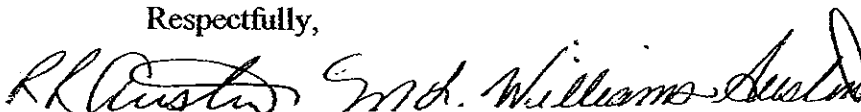
RA4

RA5

I note that the parking structure is only required to accommodate the peak parking requirements for concurrent services in the existing worship center and replacement venues. By the varied nature of the activities planned in the various venues, it would seem highly unlikely that they all would be full at the same time. Herein lies a simple solution to the parking issue. If the FCC would take steps (multiple services, staggered times for events etc), as many other churches have done, their current surface parking and arrangement with Smith school would provide more than adequate parking. This would cause no apparent problem for FCC the majority of the time and at most be a minor inconvenience on occasion. In addition, this would reduce the peak traffic problems and have the added bonus of saving the parishioners lot of money!

Thank you for giving these comments your attention.

Respectfully,


Ronald R. Austin and M.L. Williams-Austin

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ATTACHMENT NO. 5.88

1706 Shipley St.
Huntington Beach, CA 92648

8 June, 2007

Mr. Ron Santos
Associate Planner,
City of Huntington Beach Planning Department,
2000 Main St.,
Huntington Beach CA 92648

Dear Mr. Santos

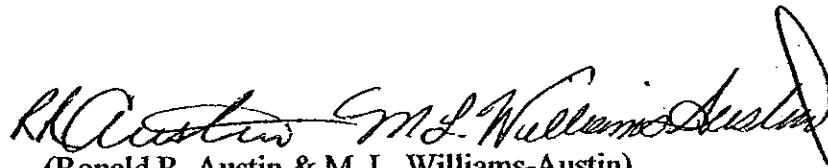
This letter is to express our opposition to the proposed expansion by the First Christian Church at 1207 Main St., Huntington Beach.

We already suffer daily from excessive noise and traffic at that site due to trash collection, school activities and frequent other functions. The proposal for a major expansion and in particular, a multi-level parking structure in the midst of a residential area are very disturbing!

The planned expansion would change this facility further into a commercial enterprise, far removed from the concept of a neighborhood church!

Please be aware that we will take all possible steps to prevent this expansion from going forward as planned and destroying what ambiance and tranquility we have left in our neighborhood.

Respectfully,


(Ronald R. Austin & M. L. Williams-Austin)

1706 Shipley St.
Huntington Beach, CA 92648

July 27, 2007

Mr. Ron Santos
Associate Planner,
City of Huntington Beach Planning Department,
2000 Main St.
Huntington Beach, CA 92648

Dear Mr. Santos

This letter is regarding the modified plans for the First Christian Church (FCC) project at 1207 Main St. in Huntington Beach. There are still many areas of concern!

1. The architectural design theme, with the exception of the chapel, is more appropriate for a shopping mall than a neighborhood church and does not blend with the aesthetics of the surrounding neighborhoods.

RA7

2. A full kitchen café and a retail bookstore are still included. These are commercial in nature, are inappropriate for a residential neighborhood and must be a clear zoning violation.

RA8

3. The modified (slightly!) parking structure is still destined to be a major eyesore. It is sited on the highest elevation on the property and as such will have maximum negative impact on sightlines and aesthetics. In addition, the lighting that will be necessary for the structure does not appear to be covered in the plans. These issues, the concentration of traffic and the safety issues which accompany all parking structures (crime, drugs, teen hangouts) make this structure totally inappropriate for inclusion in a residential neighborhood! I seriously question your judgment that this structure would have no or minimal impact on the environment! The impact would be major and continuous!

RA9

I note that the parking structure is only required to accommodate the peak parking requirements for concurrent activities in the existing worship center and replacement venues. The varied nature of the venues would make it unlikely that all would be full to capacity at the same time. It would seem to be a simple accommodation for FCC to stagger services and venue scheduling (as other churches do) so that the existing surface parking and the arrangement with Smith school would continue to meet city requirements. This would have the added bonus of reducing peak traffic congestion and the accompanying noise and pollution.

RA10

Please give these comments your serious attention.

Respectfully,

D2.294


Ronald R. Austin and M.L. Williams-Austin

City of Huntington Beach

AUG - 2 2007

ATTACHMENT NO. 5.90

City of Huntington Beach

John and Tracy Blackburn
1717 Aspenwood Lane
Huntington Beach, CA 92648

JUN 15 2007

Ron Santos
Associate Planner
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

June 12, 2007

Dear Mr. Santos

We recently received your letter regarding the proposal by First Christian Church to expand and reconstruct their existing church complex and the impact that it might have on our neighborhood.

We live on Aspenwood Lane, thus one of our biggest concerns is traffic and the related problems of congestion and noise. The intersections at 17th and Adams and Adams and Main Street are already at capacity during the morning and afternoon rush. I would like to invite members of the planning commission to try and exit our small street on to Adams Ave. between 8:00am and 8:45am on any weekday morning. I can tell you it is quite stressful if not borderline unsafe. Adams Ave., from 17th to Main, can barely handle the current traffic count. Think what a mess it will be with a three level parking structure and a 24/7 venue which the church is proposing.

As neighbors of the church we have no problem with a remodel and an expansion to accommodate more parishioners. It sounds like, however, that First Christian wants to expand traditional church activities to a 24/7 venue that goes beyond what our residential and low density zoning would permit. A three story parking structure cannot in anyway contribute to the aesthetics of a residential neighborhood. Additionally, the city needs to consider the safety and crime issues that are related to an open parking structure.

We hope that these concerns can be addressed by the city and that First Christian can be persuaded to scale back it's overly ambitious expansion plans.

Sincerely,


John Blackburn


Tracy Blackburn

TB1
TB2
TB3

Ron Santos, Associate Planner
City of Huntington Beach Planning Department
2000 Main Street
Huntington Beach, CA 92648

RE: Draft Mitigated Negative Declaration No. 06-008

We, Fred and Nancy Bloomfield, 19728 Seashore Circle, H.B., are writing to protest the construction of a parking structure on the First Christian Church property. A multi-level parking structure is not an appropriate use of land located in a residential area. It will increase traffic on Seventeenth Street and increase the noise level of the area.

NBI

We hope the Planning Commission and the City Council will not allow this project to go forward.

Thank You,

Fred Bloomfield
Nancy Bloomfield

Nancy & Fred Bloomfield
19728 Seashore Circle HB

City of Huntington Beach

JUN 26 2007

D2.296

ATTACHMENT NO. 5.92
BLOOMFIELD

John & Deborah Briers
7312 Veering Circle
Huntington Beach, CA 92648
(714) 536-2947

City of Huntington Beach

June 27, 2007

JUN 29 2007

Mr. Ron Santos
Associate Planner
City of Huntington Beach Planning Department
2000 Main Street
Huntington Beach, CA 92648

Re: First Christian Church Reconstruction and Expansion Project

Dear Mr. Santos,

Our home on Veering Circle is directly across from the parking lot at First Christian Church. Like many of our neighbors, we are concerned primarily about the expansion of this neighborhood church. Regardless of the zoning, FCC is sandwiched between single-family homes and schools and any expansion needs to recognize the limitations of their site.

My primary concern is traffic. With kids at Smith, Dwyer and Huntington Beach High School, my children and I walk across 17th multiple times on a daily basis (at Adams) and any increase in activity will impact a traffic situation that is already very dangerous. While I also intend to contact the HB Police Department, something needs to be done to improve pedestrian safety at this intersection. Cars barely stop at all, rushing to break between pedestrians, and pay little attention to the crosswalk. My six-year-old daughter and I have been almost hit several times crossing there because people are rushing and not paying any attention to people in the crosswalk.

The church's intended coffee and gift shop would bring additional car trips through that intersection at peak hours. Any expansion would further aggravate a dangerous situation.

I am relieved that the church has willingly agreed to scale back their plans with regard to the outdoor amphitheater and tower; however, a three-story parking structure has no place in a residential neighborhood. Especially when peak church hours coincide with times when the neighboring school parking lots are empty which would make a shared parking situation ideal.

I am also concerned that the overall architectural aesthetic is too commercial for our residential neighborhood. The surrounding homes and schools are primarily historical in nature and the church's plans show something modern and industrial. I have worked in the field of architecture for ten years and the proposed design for the church does not enhance the fabric of the community. Instead, it will detract from the special historic character that has evolved and makes this neighborhood such a wonderful place to live.

The concerned citizens in the surrounding homes appreciate the attention you are giving to this proposed project and recognize that FCC is making concessions. However, I implore you to further look at the traffic situation at 17th and Adams. Additionally, the materials and colors for the new church should be toned down to more appropriately reflect the neighborhood.

Sincerely,

Deborah Briers

Deborah Briers

Jon A. Rader and Phyllis Butland
19822 Waterview Lane
Huntington Beach, CA 92648
July 2, 2007

City of Huntington Beach

JUL 02 2007

Mr. Ron Santos
Associate Planner
City of Huntington Beach Planning Department
2000 Main St.
Huntington Beach, CA 92648

Dear Mr. Santos,

This letter is in response to the City of Huntington Beach's notice to interested parties regarding the expansion/remodel plans of the First Christian Church of Huntington Beach. We have several new concerns in the light of the Church's revised plans, submitted on June 28th, and they follow below.

We oppose the parking structure planned by the FCC in our residential neighborhood. The Church's revised plans show that the parking structure is huge. It is 293 feet long by 139 feet wide. The front of the structure facing 17th Street will have an architectural tower that is 40 feet high. The back of the structure has a 32 feet high elevator tower.

PB1

In the aesthetics section of the environmental report for this project it said:

"The project will introduce a three-level parking structure to the site, which is expected to have a less than significant impact since *the structure will have a maximum height of 24 feet*, (our italics) will be surrounded by a tree-lined landscape planter on all sides and will be setback from the adjacent residential property by approximately 40 feet."

PB2

The environmental report also said that no significant impacts in outdoor lighting are expected in this project. However, whatever lighting is employed will indeed necessarily, have an impact on homes nearby. It will essentially be a large, elevated, floodlit place to shine bright lights into our homes and bedrooms.

In addition to these issues of the parking structure, we are very disturbed about the plans for the so-called "café" listed in the expansion plan. The word "café" suggests that it would be a coffee-serving venue, perhaps with sandwiches and snacks on offer. In fact, this church "Café" will seat 80 people indoors and more outdoors, have a full commercial kitchen dedicated to it, be an open-to-the-public, for profit, all-day-until- 9:00 P.M., 7-days-a-week restaurant. It is a full-blown restaurant that does not belong in a residential neighborhood.

PB3

Our neighborhood will undoubtedly be subjected to the smells of cooking food from before the restaurant opens each day, until it closes at night. We live in a breezy neighborhood, where all Church neighbors will have times when the wind is blowing restaurant smells their way. How can it be argued that this Church in a residential neighborhood is zoned for a commercial, for profit, "café"?

Please take these questions and comments into account as you review the project.

Thank you,

Jon A. Rader and Phyllis Butland

D2 . 298

ATTACHMENT NO. 5.94

Jon A. Rader and Phyllis Butland
19822 Waterview Lane
Huntington Beach, CA 92648
June 11, 2007

City of Huntington Beach

JUN 12 2007

Mr. Ron Santos
Associate Planner
City of Huntington Beach Planning Department
2000 Main St.
Huntington Beach, CA 92648

Dear Mr. Santos,

We are residents of Beachwalk and our home backs up to 17th Street near the First Christian Church, and are responding to the City of Huntington Beach's letter to interested parties regarding the proposed expansion of the church. There are several aspects of the plans that are very troubling to us.

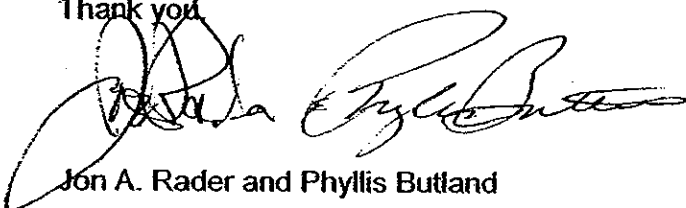
One problem is the three-level parking structure that will be placed on a raised elevation on the church property, immediately next to the elementary school. This structure must necessarily be unsightly, being placed in such a very prominent place. Efforts expressed in the proposal to use plantings to tone down the view of this concrete behemoth will be in vain. This parking structure does not belong in a residential neighborhood, where it can provide an attractive hideaway for homeless persons and teens, and possibly pose a safety threat to the elementary school.

For years our neighbors and we have been tolerant of the traffic, noise of the sound system, crowds, and smells of animals and idling vehicles before Christmas each year when the First Christian Church holds its Christmas pageant. Now, by studying the proposed expansion plan, it is clear that we will be contending with all but the animal smells year round. With the outdoor sound system playing to those in the proposed amphitheater and, necessarily, to all the neighbors for at least a mile around, we will be experiencing a great loss of quality of life.

On Page 23 of your impact report, item VIII Aesthetics, item c) you have judged as "Less Than Significant Impact" the item that the project will "Substantially degrade the existing visual character or quality of the site and its surroundings." We cannot agree with this finding. A three-story church building with a 96-foot cross, huge outside constructions planned, including a three-level parking structure on a hill, an outdoor amphitheater with an outdoor sound system will have a huge impact on the character of our residential neighborhood.

Please take these comments into account as you review the project.

Thank you



Jon A. Rader and Phyllis Butland

PB4
PB5
PB6

June 25, 2007

Ron Santos, Associate Planner
City of Huntington Beach Planning Department
2000 Main Street
Huntington Beach, CA 92648

SUBJECT: FIRST CHRISTIAN CHURCH PARKING STRUCTURE

My wife and I live at 812 San Nicolas Circle, which is the last house on the street that overlooks the parking lot of the First Christian Church. After reviewing the plans for the expansion/remodel, we have concerns regarding the parking structure. Our main concern is the height and size of such a large structure so close to the back of our house. Our balcony and all our back windows look out over this area and we worry that the parking structure will have a significantly negative impact on our view. (Of course, the noise generated from the structure is also a concern, but I'm hoping that your studies have already addressed this issue and determined that it will be acceptably low.)

In looking over the plans, it appears that the parking needs are calculated on a somewhat "worst case" scenario (heavy attendance at three concurrent services). It seems reasonable to assume that most weeks the parking demands would be lower. In fact, it may be that this "worst case" scenario might only occur rarely, if ever. This especially seems true considering that many church attendees will be parking on the many nearby streets as they do now. At the meeting held at the church on Monday, June 18, to discuss the expansion/remodel it appeared to be unanimous that nearby residents, including ourselves, would prefer church-goers park in front of our homes for a couple of hours on Sunday over a massive parking structure. If the church expects heavy attendance (e.g., Easter, Christmas, etc.), they could use the High School parking lot in conjunction with a shuttle (as they plan to use during construction).

It appears that the construction schedule calls for the parking structure to be built last after all of the other elements have been completed. In between these two phases seems to present an excellent opportunity to re-evaluate the parking situation before requiring the church to construct a large structure that seems to be opposed by many, if not all, nearby residents.

It will be quite frustrating to look at a massive parking structure every day that is empty 90% of the time, and rarely, if ever, fills up, realizing that we could have either eliminated or reduced the size of the structure with minimal adverse impacts.

Sincerely,

Dave Courdy
812 San Nicolas Circle
Huntington Beach, CA 92648

(562) 626-7849
(714) 536-1662 - evenings and weekends

D2 . 300

ATTACHMENT NO. 5.96

INTENTIONALLY
LEFT
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Brian Haner and Michelle DiBenedetto
7322 Veering Circle
Huntington Beach, CA 92648
(714) 845-6725

City of Huntington Beach

JUN 12 2007

June 10, 2007

Ron Santos, Associate Planner
City of Huntington Beach Planning Department
2000 Main Street
Huntington Beach, CA 92648

Subject: Re: Notice of Availability of a Draft Mitigated Negative Declaration for First Christian Church of Huntington Beach Expansion/Remodel

Ron:

We are writing in regards to the proposed expansion plans for First Christian Church of Huntington Beach. We feel that some consequences of these expansions have been overlooked. We live across 17th street from the church and feel that these expansions will have a negative effect on our neighborhood's quality of life. We are most concerned about the ill-suited parking structure and the excess traffic and noise.

The church is located in a residential community, in which a parking structure would be unsightly and out-of-place. Parking structures can often attract illegal and/or undesirable activities. We are not aware of any discussion about precautions being taken to ensure that our neighborhood continues to feel safe. The church is surrounded by schools, and the children's safety should be considered, also.

A parking structure would also mean an excess amount of cars that would lead to excess traffic and noise. As mentioned, the church is surrounded by schools. Between the church and the schools, the intersection of 17th and Adams is already heavily congested. The extra amount of cars the parking structure would allow for would only add to this congestion.

We understand the benefits of expansion to the city, but, as residents of Huntington Beach for 25 years, we believe we have a right to the peaceful neighborhood beach city we know and love. And we know the city would benefit in continuing to uphold this image. We implore you to seriously consider the negative impacts this expansion would have on the surrounding residential areas, their residents and the

MD1
MD2
MD3

cities image as a clean, serene city.

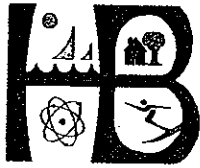
We would welcome the opportunity to discuss this matter further.

Sincerely,

Brian Haner and Michelle DiBenedetto

D2 . 302

ATTACHMENT NO. 5.98



CITY OF HUNTINGTON BEACH

ENVIRONMENTAL BOARD

June 7, 2007

Ms. Rosemary Medel, Associate Planner
City of Huntington Beach
2000 Main St
Huntington Beach, CA 92648

Re: Mitigated Negative Declaration (No. 06-008)

At our June 7, 2007 meeting the Environmental Board reviewed the Mitigated Negative Declaration No. 06-008 for the proposed First Christian Church project located at 1207 Main Street. The following are our comments, concerns and observations.

1. The Board requests that the City encourage the project developer to utilize green building standards and materials in the demolition, construction and renovation of the building and facilities. ENVB1
2. The project developer is required to submit to the City a landscape plan that utilizes water conservation measures such as smart irrigation timers and a plant palette that includes drought tolerant and low water use plants. ENVB2
3. The project developer submit to the City a parking lot plan design that minimizes dry season surface water runoff to the storm drain system by using grass swales or other capture and infiltration techniques. ENVB3
4. The Board suggests that the City require the proposed covered parking structure surface drainage be plumbed to the sewer system per City and plumbing Code standards to eliminate possible runoff pollution when the garage is cleaned. ENVB4
5. The Board requests that the City approve a parking structure location and design that is the least evasive to the surrounding community. ENVB5

We appreciate the opportunity of commenting on this document. Please feel free to contact the Board with any questions.

Sincerely,

Craig Justice
Chair
H.B. Environmental Board

D2 . 303

RECEIVED JUN 18 2007

ATTACHMENT NO 5.99

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City of Huntington Beach

Howard Ross & Roz Essner
7321 Veering Circle
Huntington Beach, CA 92648
714-969-9343

JUL 02 2007
10:44AM

Ron Santos, Associate Planner
City Of Huntington Beach Planning Department
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

July 1, 2007

Ron,

This letter is in response to City of Huntington Beach's notice to interested parties regarding the expansion/remodel plans of the First Christian Church (FCC) of Huntington Beach. This letter is an addendum to the letter we wrote on June 9th to the City.

Since that initial letter was written, on June 28th FCC submitted a revised project narrative and plans to the City. Unfortunately, that did not give us that much time to review and comment on this revision by July 2nd. Even so, we spent time this past weekend looking at the revised material, and we have comments on several of the items FCC has proposed.

FCC plans to operate two new commercial ventures on their property. First, FCC plans to operate a café from the hours of 7am to 9pm, Monday through Saturday, and from 8am to 7pm on Sunday. The café has a full kitchen. The café is open to the public and has outdoor seating. Second, the Church plans to operate a new book store for the public. Hours of the book store were not mentioned in the plans. We object to FCC doing commercial ventures in a residential zone neighborhood. The potential noise generated by people using these public stores was not mentioned in the environmental study.

RE1

FCC still plans to expand their seating capacity to 1,763 seats, even though the HB Traffic Division has stated that using over 1,655 seats will result in a significant traffic impact to the area. FCC is allowed to pass traffic environmental impacts by saying they will limit seating to 1,655 persons. Why does the City find this to be acceptable? There is no way to enforce this limitation. FCC should reduce maximum seating to 1,655 in their plans or face an environmental impact report. Sts. Simon & Jude Catholic Church has over 4,600 registered families, a much larger congregation than FCC. They do not have a parking garage. Sts. Simon & Jude manage parking and traffic by having more services on Saturday evening and Sunday. Why can't FCC?

RE2

The proposed construction of a very large parking structure is still in the plans. Every neighbor we talk to finds that this parking structure will substantially degrade the existing visual character of the area. The new plans show that this parking structure will have a maximum height of 40 feet. This structure will be sitting on the highest point of land that the Church has. The aesthetic issues of the environmental study said that the structure would only have a maximum height of 24 feet. That statement is incorrect. We believe

RE3

D2 . 304

ATTACHMENT NO 5.100

ESSNER

that this huge parking structure will not be compatible with the surrounding neighborhood and will be impossible to hide with landscaping.

RE3

We are still seriously concerned about the proposed plan. We would welcome the opportunity to discuss this further with you and the appropriate parties.

Please take these comments into consideration in your review of these plans

Sincerely,



Howard Ross



Roz Essner

Howard Ross & Roz Essner
7321 Veering Circle
Huntington Beach, CA 92648
714-969-9343

Ron Santos, Associate Planner
City Of Huntington Beach Planning Department
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

June 9, 2007

Ron,

This letter is in response to City of Huntington Beach's notice to interested parties regarding the expansion/remodel plans of the First Christian Church of Huntington Beach. We have reviewed these proposed plans and have several concerns.

We were informed on June 8th by a neighbor that the documents for review are missing several key pages. Also, it now appears that the Church has plans for an outdoor amphitheater and a sound system in a central plaza area that was not stated on the plans that the Planning Department used to analyze this expansion/remodel for potential environmental impacts. Therefore, we are concerned that the analysis for environmental impacts of this expansion/remodel might be flawed. We have encountered the situation many times in which the Church has outdoor music concerts and other events on their parking lot, which can be quite loud. The Church did not mention this in any of the documents we reviewed. With the addition of the proposed outdoor amphitheater and the proposed three (3) story garage, we are concerned that there will now be space for more multiple and simultaneous outdoor events, creating serious noise issues for our residential neighborhood and preventing us from quiet enjoyment of our property. We don't believe these issues were addressed in the environmental impact study.

RE4

RE5

The plans we saw have a 96 foot cross to be built on the Church grounds. Such a tall structure does not fit into the residential area of 2 story and single story homes that surrounds the Church. A shorter cross would blend into the neighborhood in a kinder, gentler way.

RE6

The proposed construction of a very large parking structure (which allows for three levels of parking) is extremely hard to accept as an improvement to the area. It is difficult to understand why a parking garage for an additional 336 cars is permitted, as well as the re-striping of the existing parking lot to increase the Church's parking capacity, while at the same time the HB Public Works Traffic Division states that the Church needs to limit Sunday services to 1,655 persons so that they do not adversely impact traffic. Currently, the Church has maximum seating capacity of 1,470 and so, with this limitation the Church may only add an additional 185 people. Again, why is this garage needed? We are concerned that this garage will allow the Church to use the existing parking area for large and loud outdoor events—something that this environmental study has not addressed. We are also concerned that an unlocked parking garage could attract criminal activity to the area, which is especially disconcerting since there's an elementary school adjacent to the proposed site of the parking garage.

RE7

RE8

D2 . 306

We are seriously concerned about the proposed amphitheatre, 96 foot cross and the parking garage. We would welcome the opportunity to discuss this further with you and the appropriate parties.

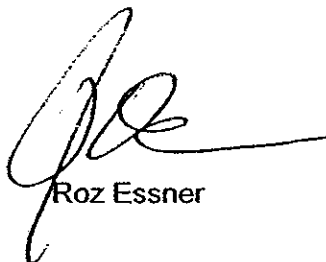
RE9

Please take these comments into consideration in your review of these plans

Sincerely,



Howard Ross



Roz Essner

Howard Ross & Roz Essner
7321 Veering Circle
Huntington Beach, CA 92648
714-969-9343

RECEIVED
AUG 07 2007
City of Huntington Beach

Ron Santos, Associate Planner
City Of Huntington Beach Planning Department
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

July 31, 2007

Ron,

This letter is in response to City of Huntington Beach's notice dated 7/16/2007 to interested parties regarding the amended expansion/remodel plans of the First Christian Church (FCC) of Huntington Beach.

FCC plans to operate two new commercial ventures on their property. First, FCC plans to operate a public café from 7am to 9pm, Monday through Saturday, and from 8am to 7pm on Sunday with outdoor seating available for a large number of people. Second, the Church plans to operate a new book store open to the public. Hours of the book store are the same as for the café. We object to FCC doing these commercial ventures in a residential zone neighborhood. The potential noise, traffic, and cooking smells generated by people using these public venues were not mentioned in the environmental study.

FCC still plans to expand their seating capacity from 1,470 seats to 1,763 seats, even though the HB Traffic Division has stated that using over 1,655 seats will result in a significant traffic impact to the area. FCC is allowed to bypass this serious environmental concern by saying they will limit seating to 1,655 persons. Why does the City find this acceptable? How is the City planning to enforce this limit? FCC should reduce maximum seating to 1,655 in their plans or face an environmental impact report.

The proposed construction of a huge 3 level parking structure is still in the plans. The front of the parking structure will face 17th Street next to Smith School and will be 293 feet long, 139 feet wide and 38 feet high. This structure will be sitting on the highest point on 17th Street.

This parking structure will substantially degrade the existing visual character of the neighborhood and will be impossible to hide, even with landscaping. In addition, the large amount of outdoor lighting that will be necessary for the structure is not even mentioned in the public plans or in the environmental report. This huge open building will be vacant, except for Sundays—a potential spot for vagrants and criminal activity—in the midst of a residential neighborhood and next to our elementary school!

Sts. Simon & Jude Catholic Church has over 4,600 registered families, a much larger congregation than FCC, yet they do not have a parking garage. How is this possible? Sts. Simon & Jude manage parking and traffic by having 2 services on Saturday evening

D2 . 308

ATTACHMENT NO. 5.104

and 4 services on Sunday. Why can't FCC do something similar by having additional services?

RE12

We are still seriously concerned about the proposed plan. We would welcome the opportunity to discuss this further with you and the appropriate parties.

RE13

Please take these comments into consideration in your review of these plans.

Sincerely,



Howard Ross



Roz Essner

Loren Dale Felts
19662 Stern Lane
Huntington Beach, CA 92648
(714) 536-5716

City of Huntington Beach
JUL 24 2007

7/20/07

Ron Santos, Associate Planner
Planning Dept.
City of Huntington Beach
2000 [redacted]
Huntington Beach, CA 92648

Subject: Comments on Recirculated Draft Mitigated Negative Declaration for First
Christian Church Remodel Project.

Dear Sir:

I am pleased to have the opportunity to again provide comments on the Christian Church
Remodel project during this public review period.

I am pleased to see many of the changes of the project plans that you have listed on the
first page of your letter to "Interested Parties".

Comments:

1. OUTDOOR AMPLIFIED SOUND SYSTEM.

- a. I'm pleased you have added this restriction, hopefully eliminating extremely loud emanations that have occurred on previous occasions.
- b. Your note refers specifically to the "project". I hope this extends to the Church as a whole, and is not limited to just this "project".
- c. The sounds from their annual Nativity Drive Through have never been a problem. Providing they keep them at traditional levels, I would hope this requirement would not apply to that event.
- d. I'm not opposed to chimes or bells on Sunday mornings as a call to worshipers.

LF1

2. PARKING GARAGE.

- a. I'm sorry to see that the new Parking Garage is still in the plans.
- b. I expect it will be almost exclusively be for Sunday morning services, approximately 3 hours out of the whole week.
- c. I'll be looking at that thing every day as I go past there, and I think it is inappropriate for the neighborhood that it is in. Please look at the homes on Veering, Park, Loma and 14th to see how inappropriate a parking structure would be.

LF2

D2 . 310

d. For 3 hours a week I think we could allow parking on 17th (Main to Palm), Smith School and Adams, Sunday Morning Only (Kids used the bike lanes at other times). If necessary, add in the parking for the ball diamonds on 17th, and the high school lot.

LF2

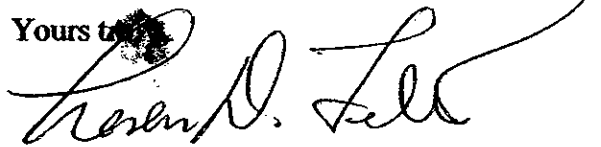
e. This is an expense that the Church need not bear if enough local parking is available for the short time that is required.

NOISE, PLAY AREA

a. I have never been bothered by the play area's noise. The wall may not be necessary, though I would defer to the folks on Loma who might be more strongly affected.

LF3

Yours truly,



Loren D. Felts

Loren Dale Felts
19662 Stern Lane
Huntington Beach, CA 92648
(714) 536-5716

5/25/2008

Ron Santos, Associate Planner
City of Huntington Beach Planning Dept.
2000 Main St.
Huntington Beach, CA 92648

Subject: Comments on First Christian Church Remodel

Summary Comments:

1. Church is already out of character for it's neighborhood. I oppose any further increase in size and noise.
2. Most especially there should be no parking garage on the corner of Adams and 17th Street. If said parking garage is approved, it should be closer to the main buildings and should be masked by landscaping.
3. This church has already shown it's lack of concern for it's neighbors by it's violation of noise codes for outdoors "beach music" entertainment. No outdoor activities should exceed the noise codes relative to that which applies to any of the residences immediately around it.

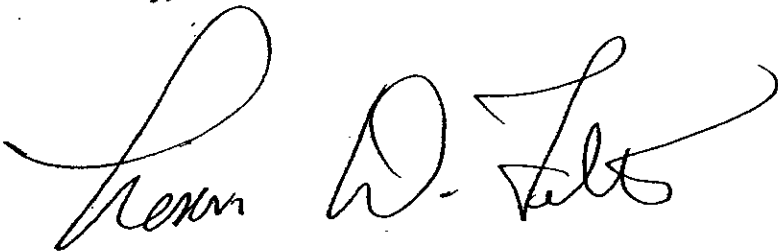
LF4
LF5
LF6

Discussion

1. The church parking lot is already the ugliest thing on the corners of Adams and 17th Street. Two corners have nice houses (in fact the church is totally out character of the residences that nearly surround it); the third is the green fields associated with the High School. In no way should it become an even bigger eye sore.
2. The corner is the last place to put a parking garage, both for it's appearance and the fact that this corner has especially heavy student foot and auto traffic from the four schools in the neighborhood. High visibility around the corner should be a high priority for safety reasons. If such a garage is to be built, it could be well located more near the existing main buildings and masked to hide it's appearance.
3. Last summer this church sponsored an outdoor "Beach Boy" type of music that completely drowned out the neighborhood. A call to the police did little to get the levels reduced. I did talk via email to one church representative who said they planned on possibly doing it again. I sure hope not. Having beach type volume in this tight knit neighborhood is not appropriate.

LF7
LF8
LF9

Sincerely,



D2 . 312

City of Huntington Beach

MAY 25 2007

June 10, 2007

The Huntington Beach Planning Department:

I become aware of the planned additions to the Church property just across the street. I have lived in this home since 1980 and enjoy this rather ideal location and the surrounding area is still primarily residential.

The additional structures and increased square footage of some of the existing buildings, I believe will have a very negative impact on our area. This is still a mostly residential area and it seems to me that if this organization finds it necessary to increase their facilities to this degree, that they should consider locating a piece of land more suited for this size of a campus.

The loss of the "open space" is problem enough, but the garish colors that they propose are really in very poor taste. I doubt that all of the members of the church would condone the bright, tasteless hues that these buildings will be painted.

The traffic report is interesting, but I doubt that a multi level parking structure can do anything but contribute to a higher density in the traffic on our local streets..

I have viewed the church and it's surroundings and tried to imagine all the changes. I cannot help but believe the resulting structures will not enhance our area of our city.

Sincerely,



J.W. Gallagher
1718 Shipley
Huntington Beach, CA 92648

JG1

JG2

JG3

JG4

June 7, 2007

Mr. Ron Santos
Associate Planner
City of Huntington Beach Planning Department
2000 Main St.
Huntington Beach, CA 92648

Dear Mr. Santos,

We recently received your letter regarding the proposal by First Christian Church to expand and reconstruct their existing church complex and the impact that it might have on our neighborhood.

We are residents of Shipley Street, directly across the street from the church. We moved here almost 10 years ago because the neighborhood offered us a quieter, more suburban feel than where we previously lived on the numbered streets. We are not opposed to progress, but we feel our neighborhood will be threatened by the extent of the proposed project.

DG1

I strongly disagree with your findings concerning the negative impact that such a project would generate. You mention 2 areas that are of concern to you, hydrology and noise. The most important of these issues is the noise. You only mention a children's play area, however, what about the noise from the increased traffic. It is our understanding that the church is trying to expand. That means lots more people and lots more traffic in already very busy intersections. Plans call for traffic to be routed along Adams Ave. and along Seventeenth St. Have you driven the Main St. / Adams intersection lately? It is already a very dangerous intersection that is unable to handle the existing traffic. It is nearly impossible to turn during peak school and church hours. It is also a problem exiting out of Shipley or Aspenwood. The lanes on Adams are designed poorly and thus already cause residents issues getting in and out of the development. Oncoming traffic cannot be seen until one has already pulled out in the lanes of traffic. I can't tell you how many times accidents have narrowly been avoided. Any increased traffic would be a huge problem.

DG2

The other noise issue that needs to be addressed, but has somehow managed to fly under the radar, is the noise that will be generated from the proposed outdoor amphitheater, outdoor café and outdoor sound system. It is my understanding that these are part of the project; however, the city does not mention these in their report.

DG3

Other major concerns are the aesthetic and safety issues that come with an obviously, out of place, commercial parking structure. There is no place in our neighborhood that a

DG4

D2 . 314

GAN
ATTACHMENT NO 5.110

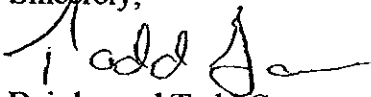
multi level commercial parking structure would look good or even fit in. Such a structure would be a detriment to our neighborhood and city and only provide a place for kids and the homeless to hang out.

DG4

We are asking that the Planning Department, the City of Huntington Beach and First Christian Church, take into account the potential problems that this project will generate and reconsider the proposed project.

DG5

Sincerely,



Deirdre and Todd Gan

1804 Shipley St.

Huntington Beach, CA 92648

D2.315

ATTACHMENT NO. 5.111

**Sander & Shirley Gelfand
1711 Shipley St.
Huntington Beach, CA 92648-2743**

June 30, 2007

1:42pm
City of Huntington Beach

JUL 02 2007

**Ron Santos, Associate Planner
City of Huntington Beach Planning Department
2000 Main St.
Huntington Beach, CA 92648**

**Re: Proposed expansion plans for First Christian Church of
Huntington Beach, 1207 Main St., Huntington Beach, CA 92648**

Dear Mr. Santos:

**Eighteen years ago we purchased our home at 1711 Shipley St.,
Huntington Beach. As you are undoubtedly aware, our street intersects
Adams Ave. directly across from the church. When we purchased our
home we did so with the acceptance of the church's appearance. As it
appeared then and as it is now, it's architecture, in our opinion, blends
in with the neighborhood. Since then we have had a very compatible
association with the church.**

**Now we are learning of plans by the church that will severely change it's
appearance. As you may recall we were in your office looking at the
church's plans. Subsequently we attended a meeting at the church on
July 18 chaired by Pastor Bruce Templeton. At that meeting we were
part of a lengthy interactive discussion. We, as well as our neighbors
who attended the meeting, voiced objections to several issues regarding
the church's plans. We are sure that by now you have received many
letters about these issues.**

SG1

D2.316

ATTACHMENT 1
GELFAND

The overall plans show a number of radical changes that, in our opinion, will change our residential neighborhood into a more commercialized environment. We feel this way because the parking structure itself will make our neighborhood look like a commercial area. We know of no other church in the city that has such a structure.

We feel that the church has other options to accommodate it's growth within the parameters of it's property:

- 1...to remodel in lieu of demolishing and re-building**
- 2...to utilize remote parking via a variance**
- 3...to modify the number of seats and schedule multiple services.**

Any or all of these alternatives would certainly be less costly than the 4 million dollar parking structure. The same cost savings concepts certainly apply to the reference in Pastor Templeton's letter of June 25 to us that states, "If we apply for the variance at this stage of the game, we would have to start at square one with the planning process, pushing us back potentially a few more months, and frankly, we can not afford any more delays. Our building costs are rising with every delay."

SG1

It seems to us that the entire planning process jumped off to a fast start without considering the impact it would have on the neighborhood. It also seems odd that the plans submitted to the city show a completely conceived rendering without the financial means of completing the project as submitted.

What if the church completes the buildings and then is not able to raise the money to build the parking structure to comply with the city's parking regulations?

SG2

In your letter of June 13 entitled "Notice of Availability of a Draft Mitigated Negative Declaration for First Christian Church of Huntington Beach Expansion/Remodel", we feel that the "Significant environmental effects anticipated to result from the proposed project (15087(c)(4))" statement is incomplete. We think that the above stated concerns should be considered by the Department of Planning.

SG3

Another concern of ours is the "café". It is proposed to seat about 80 people, which is larger than many restaurants in the city. This plan also calls for outdoor seating for about 15 people. The "café" should be confined within the building and not have any outdoor seating, due to the noise factor. This also emphasizes our concerns that this plan will become more of a commercial project. The "café" should not be available to the public.

SG4

The planned expansion by the church will undoubtedly contribute to the traffic congestion and noise in the area. These factors will certainly be detrimental to our neighborhood.

SG5

Sincerely,

Sander Gelfand



Shirley Gelfand



D2 . 318

ATTACHMENT NO. S.114

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DR. & MRS. SANDER (& SHIRLEY) GELFAND
1711 SHIPLEY ST.
HUNTINGTON BEACH, CA 92648-2743

MAY 29, 2007


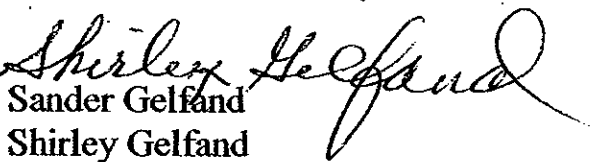
Ron Santos, Associate Planner
City of Huntington Beach Planning Department
2000 Main Street
Huntington Beach, CA 92648

Dear Mr. Santos:

We live directly across from the First Christian Church of Huntington Beach parking lot (across Adams between 17th St. & Main St.). We have lived here since 1989. We have never minded the church and the parking lot as they are presently arranged. The landscaping and layout of the church property presently blends well with the neighborhood.

However, we do not think a parking structure has any place in the middle of all the residences that surround the parking lot. We feel this would commercialize the neighborhood and lower our property values. It would also greatly increase the number of cars and cause additional traffic congestion.

Sincerely,



Sander Gelfand
Shirley Gelfand

D2 . 319

City of Huntington Beach

MAY 29 2007

ATTACHMENT NO. S.115

May 29, 2007

Dear Members of the Planning Department:

We are neighbors of the First Christian Church at the intersection of Main Street and Adams.

We have recently reviewed the plans for the church's expansion project and we were dismayed with regard to some of the proposed plans the church has in mind.

Specifically, we are very concerned about the parking structure on 17th Street and the proposed 3 story building to be facing on Adams Avenue.

The parking structure has no place in a residential area which this neighborhood certainly is. The structure will only be an eyesore and, equally disturbing, a place for vagrants and teenagers to hang out, make noise, race cars and be a general nuisance. The only parking structures I am aware of are in commercial and retail areas and not in residential neighborhoods such as ours. The argument that the structure will reduce side street parking is without merit in that no one ever parks in a parking structure if there is street parking available and as long as one space is available on my street the parishioners will find it and use it.

The proposed 3 story building—with a café, no less—is another building that will be out of place on the street. Large and looming and ungainly, again it is a structure out of step with the surrounding environment. The idea that they propose a café on that site is put forward without careful consideration on the church's part. Patrons will increase traffic in the area as well as produce extra noise as they enter and leave the café and gather in the parking lot. If, as I have heard, that the café is to be open until 11:00 p.m. then again this idea has not been thought through and will create noise late into the evening and be a further nuisance to us as neighbors.

There are other proposals which I have heard about regarding an amphitheater, play area and wall structures that although I don't have a clear understanding of them, it seems that they will aggravate the noise problem rather than mitigate it.

We look forward to discussing this further with you.

Thank you,

Karen Gray David Gray

Karen and David Gray
1714 Shipley Street
Huntington Beach, 92648

714-960-3344
dgray@socal.rr.com

KG1

KG2

KG3

June 11, 2007

Mr. Ron Santos
Department of Planning
City of Huntington Beach
2000 Main Street
Huntington Beach, Ca 92648

Dear Mr. Santos,

This is my second letter to the Department of Planning regarding the expansion of the First Christian Church on Main Street.

The church project includes a parking structure and we are opposed to a parking structure in a residential neighborhood. I recognize that the church has had its zoning changed, nonetheless, the church sits smack in the middle of a residential area.

KG4

I have read the Environmental Impact Report and I have some remarks with regards to XIII Aesthetics. I understand that there is no scenic vista for the structure to interfere with, nor would the parking structure damage scenic resources; however, it will substantially degrade the existing visual character of the residential neighborhood where the structure is proposed. This would be a significant degradation of the character of the neighborhoods that make up this area.

KG5

Whenever any project of any kind anywhere is proposed these days an EIR is necessary. Having scanned the report I recognize that they are broad in scope. I think however, that one EIR format alone cannot be the sole criteria for every situation. Certainly, additional considerations as they arise case by case are taken into account by planning staffs everywhere. I think this case is one where further considerations than those outlined in the EIR would easily come to mind and into play.

KG6

Also, the twenty-four foot height of the proposed parking structure alone would have a negative visual impact on the street. On top of that, however, is the fact that it is proposed to be sitting AT THE TOP OF THE HILL on 17th thereby giving it even more prominence. No amount of trees and vines can camouflage the parking structure so it would fit into a residential neighborhood.

KG7

Surely, good sense alone argues against a parking structure in a residential neighborhood.

Thank you for listening,

Karen Gray *David Gray*

David and Karen Gray
1714 Shipley Street
Huntington Beach, CA 92648

714-960-3344
dgray@socal.rr.com

D2 . 321

ATTACHMENT NO. 5.117

10:44 AM

City of Huntington Beach

JUL 02 2007

7302 Veering Circle,
Huntington Beach,
CA 92648
714 536 1411
July 1, 2007.

Mr. Ron Santos, Associate Planner,
City of Huntington Beach Planning Department,
200 Main St Huntington Beach, CA 92648.

Dear Mr. Santos,

After careful perusal of all three documents furnished by your Department relating to the expansion/remodel of the First Christian Church at 1207 Main St Huntington Beach, we are very concerned and dismayed to think that such a commercialization could take place.

The property is not zoned for "an open to the public" café, which will do business seven days a week, six days for fourteen hours each day and Sundays eleven hours. This type of operation emulates a McDonalds business. Additionally, there is no mention of the business hours of the book store operation.

The placing of a huge parking structure on the property will diminish the property values of all the residential homes surrounding the church. Such a massive structure belongs in a commercial zone and not in a primarily residential neighborhood. While the documentation cites a maximum height of 24 feet, it stands to reason that it has to be much higher to accommodate three floors of vehicles.

We look forward to bringing the above issues before the Planning Commission when we are notified of its placement on the agenda.

Sincerely


Matthew and Kathleen Hunt

D2 . 322

ATTACHMENT NO. S.119

7302 Veering Circle,
Huntington Beach,
CA 92648
714-536-1411
June 7, 2007.

Mr. Ron Santos, Associate Planner,
City of Huntington Beach, Planning Department
200 Main St., Huntington Beach, CA 92648

Dear Mr. Santos,

In response to Draft Mitigation Negative Declaration #06-008, outlining a proposal by First Christian Church of Huntington Beach, 1207 Main Street, Huntington Beach, I wish to make the following comments:

The proposed parking structure is not in keeping with an upscale residential area. Such a structure is an aberration in a residential neighborhood and will foster crime and other negative activities.

MH3

The building expansion will have a negative impact on traffic and pollution in the immediate area.

MH4

The proposed construction, which is scheduled to last for several years, will cause serious noise and discomfort issues in the neighborhood, thereby negatively impacting home values.

MH5

We look forward to bringing above issues before the Planning Commission.


Matthew and Kathleen Hunt.

D2 . 323

ATTACHMENT NO. S.119

KYOKO KENT

June 24, 2007

City of Huntington Beach

JUN 26 2007

Mr. Ron Santos
Associates Planner
City of Huntington Beach Planning Department
2000 Main Street
Huntington Beach, CA 92648

RE: Letter dated 6/13/2007 referencing a Notice of Availability of a Draft Mitigated Negative Declaration for First Christian Church of Huntington Beach Expansion/Remodel

Dear Mr. Santos:

In reference to your letter regarding First Christian Church of Huntington Beach Expansion/Remodel I strongly OBJECT to the idea of their expansion plan. The following are my comments:

1. A multi-level parking structure does not belong in the middle of a residential area
2. An expansion can result in increased automobile traffic in a quiet neighborhood; increase in the noise level; an increase in crime due to dark & unlighted areas in the parking structure itself where they are located next to elementary school and middle school
3. These expansion is an eye sore to the neighborhood; if it is approved what would happen to the value of my property that is across from it
4. I moved into the neighborhood 15 years ago to get away from a city environment, which includes a multi-level parking structure and enormous expansions.....I realize that it's not the same as the expansions that are taking place at the PCH areas or the expansions that took place at the Bella Terra. THIS IS THE RESIDENTIAL AREA.

KK1

KK2

KK3

KK4

Please DO NOT allow change what makes Huntington Beach a most desirable place to live....which does not include multi-level parking structures and none-residential expansions.

Thank you,

Kyoko Kent

D2 . 324

7322 Waterside Dr
Huntington Beach
92648
June 18, 2007

Dear Mr. Santer,

Regarding the Draft Mitigation Negative
Declaration — We do not think
that a multi-level parking structure
should be built in our residential
neighborhood.

RK1

Sincerely,
Richard and Jean Keisel

City of Huntington Beach

JUN 19 2007

D2.325

ATTACHMENT NO. 5.121

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May 30, 2007

Mr. Ron Santos, Associate Planner
City of Huntington Beach Planning Department
2000 Main Street
Huntington Beach, CA 92648

City of Huntington Beach
JUN 01 2007

Dear Mr. Santos:

This letter is in strong opposition to the proposed "Next Wave" project of the First Christian Church (FCC). I will address issues from the perspective of one neighboring family; however, these views will be shared by many. We also have the perspective of living in this house for 29 years.

The FCC has been our neighbor (and the families on Main Street) for all those years; and more. We have been understanding of each others privacy and compassionate with parking issues on Sunday (or Services for funerals, weddings and the annual Nativity program) or when we have had a party and needed more space. We did not oppose the growth to the new Sanctuary, yet, did oppose a proposed "Senior Living Complex" a number of years ago.

Now we come to the present.

Hidden in your letter of May 18 is a dramatic set of plans and growth that do not fit in a residential community. As you well know, the FCC borders homes on Main Street, Loma, 17th Street and Shipley. The Church also borders three schools; Agnes Smith Elementary, Dwyer Middle and Huntington Beach High School.

A review of the FCC "Next Wave" plans include a multi-story Pre-School and K-5 Children's Ministry, a substantial increased capacity in three buildings for Sunday Services, a Café / Coffee House, additional space for "Relevant" Outreach Programs, another multi-story building for a "Retail Bookstore", Centralized Staff Office Complex and now a multi-story parking structure.

This is NOT Garden Grove and the Crystal Cathedral! Examine that complex and look at the former neighborhoods surrounding that monstrosity. The next largest church in Huntington Beach is St. Simon and Jude with a congregation of 2500 - 3000, yet, they are on the corner of two "four lane" streets and there is no commercial endeavor.

We respect the right of the FCC to grow; however, this is going too far. As a Planning Department, you are coming to us (the surrounding residents) for comments on the Parking Structure, yet, why didn't you ask for comment when the original plans for the buildings were submitted? If permits have been issued, it doesn't seem like approved

D2 . 326

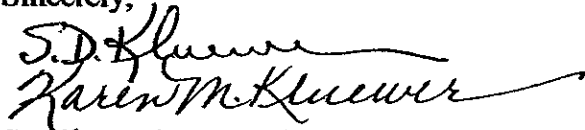
KLUEWER
ATTACHMENT NO 5.122

protocol was followed. How can a "clear" commercial business (the bookstore and coffee house) be approved in an existing residential neighborhood?

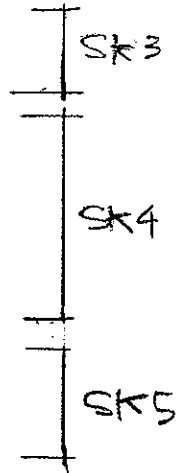
If this project is allowed to progress as outlined on the FCC Website, crime will go up (especially with young people congregating in the parking structure), open views will be obscured, our property values will decrease and the parking problems WILL NOT be resolved because people will not want to proceed down 3 stories of parking versus just walking across the street.

Fortunately we do not have to look to far to see what a 3 story parking structure looks like; just go the corner of Beach Blvd. and Newman Ave. That's at a hospital and medical complex, not a residential neighborhood.

Sincerely,



Stephen and Karen Kluewer
1710 Shipley Street
Huntington Beach, CA 92648
714-536-3433



June 12, 2007

Mr. Ron Santos, Associate Planner
City of Huntington Beach Planning Department
2000 Main Street
Huntington Beach, CA 92648

Re: Addendum to my letter, May 30, 2007 in opposition to the proposed growth of
The First Christian Church

Mr. Santos:

A number of topics have come to light in the last few weeks regarding the proposed
"New Wave" project of the First Christian Church (FCC) and I therefore feel compelled
to submit additional comments:

1. The church has begun demolition of the existing structures and don't appear to have licenses and permits to build. Have the permits been granted without proper notification and impact studies?
2. The plans I was able to review, through the city, differ from those listed on the FCC website. Why are pages missing? Was this intentional?
3. The proposed Parking Structure, in addition to being an eyesore which does not conform to surrounding neighborhoods, is a potential safety hazard for young children who must pass-by (as a hiding place for potential predators) and for young people who will congregate with "skateboards" or just "hang-out". Are the church and/or city willing to accept any and all potential liability that may result from one incident?
4. Dating back to 1958 to 1961 the church (and city) was granted easements for the FCC School Variance to allow, in part, traffic to flow from Loma to 17th Street. What is the status of the easements today and in the future?
5. Where is an "independent" Environmental Impact Study? What about an independent traffic study and the impact on 17th and Adams?
6. With this project, where does the FCC cease to be a place of worship and become a "for profit" school, café and bookstore? The café and kitchen are in the plans. Are they going to prepare food for weddings and other social gatherings; and at a profit? Are they zoned for that? What about the Amphitheatre? Will its use be non-profit?

SK6

SK7

SK8

SK9

SK10

SK11

The church is a place of worship for many and I appreciate their desire to "modernize", however, to what extent? With the new plans, at what point do they cross the line and cease to be a church with expressed goals and objectives and become a profitable business in a zoned residential area?

Respectfully,

Stephen Kluewer

City of Huntington Beach

JUN 13 2007

D2 . 328

ATTACHMENT NO. 5.124

Santos, Ron

From: John Langistine [jlanghb44@gmail.com]
Sent: Friday, August 03, 2007 2:31 PM
To: Santos, Ron
Subject: First Christian Church Project

I am very concerned about the large project being proposed for downtown. I have read the document on the website about this, and I think it is ridiculous that the church is proposing to offer so little parking and from what I can tell they parking garage is something that might only get built at some point in the future. Why would you allow this church to build buildings without building parking first? It would be like allowing a store to open without parking on the promise it will be built in the future when the store needs it!

JL1

I also do not believe the church is being honest about their number of parking spots needed. On their website they have a service called the Video Cafe that is not listed anywhere when parking is talked about. Where is that accounted for? Are they going to keep doing it when the other buildings are built? While buildings will be nicer than the junky ones they have now, the traffic will be a huge concern and so will the coffee shop they have proposed. This is simply too much for a residential neighborhood.

JL2

Please vote to make this church live up to all of the same rules you make other people follow.

D2 . 329

8/9/2007

ATTACHMENT NO. 5.125

June 9.2007

From: Kim L Le
7292 Veering circle,
Huntington Beach, Ca 92648
Tel: (714) 536-2688

To: Ron Santos
Associate Planner
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Subject: **First Christian Church Remodel/Expansion**

Dear Ron,

I have learned thru our neighborhood meeting on June 4, that the construction planned for the Christian Church on 17th and Adams is much more than the remodeling and renovating of the existing structures. A three story building, a multi level parking structure and an outdoor amphitheater within the existing land configuration are major additions that will no doubt transform this serene neighborhood church campus into an establishment that belongs to a full blown commercial zone. This massive proposed expansion would have very severe adverse effects on the quality of life in our community. Along with issues regarding increase noise, pollution and traffic, I also have serious concerns with the aesthetic effect and potential safety and crime issues brought on by an enclosed parking structure in such close proximity to a residential neighborhood and an elementary school. As a homeowner who resides across 17th street from the Church for more than 10 years, I also see that the proposed changes would negatively affect how well the Church has been blending into the surroundings and landscape of historic downtown Huntington Beach.

My concerns are shared by many residents in the neighborhood and we are in the process of collecting signature for a petition to oppose the expansion of this magnitude which I believe is unprecedented in any residential neighborhood of Huntington Beach.

I trust that the City planning process is a democratic one where the citizens that are most affected by any major changes to occur will have a say in their implementation.

Sincerely,



Kim L Le

D2 . 330

ATTACHMENT NO. 5.12.06

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DICK LUBIN
858 San Nicolas Circle
Huntington Beach, Ca.
~~92840~~ 92648
(714) 271-7727

19 June 2007

Ron Santos, Associate Planner
City of Huntington Beach Planning Dept.
2000 Main Street
Huntington Beach, Ca. 92648

City of Huntington Beach

JUN 20 2007

D2.331

Dear Ron Santos:

The parking is out of control now. I've been in 2 accidents in my circle - numerous rear misses. I've had to go on 2 occasions to the church to get people to move from the front of my driveway so I could go to work. Don't park in the alley signs have routinely been ripped up. A neighbors informal sign directing parking to the church lot has disappeared. City traffic signs are torn up & missing in the circle. Traffic routing is all over the place as the directional arrows once

DL1

Painted on the asphalt were never
restored after resurfacing. I

could go on & on. The church
members just seem to be on a personal
mission often ignoring the concerns of
residents. The pastor seems to be
blissfully oblivious to this.

I've been told they are politically
connected & receive special consideration.
I don't know — but I do know
the area never sees a traffic cop
crossing down & directional signage &
arrows once there are gone.

They need 3 ~~structures~~ parking structures
now & 6 if they expand. Parking
permits for our area, for residents —
maybe. Walling in entrance & exit &
having it go off of Adams and/or 17th
probably would help.

It's a nice area, but let's get real
about organized planning.

July 2 2007

City of Huntington Beach

JUL 02 2007

2000 Main St.

Huntington Beach, Ca. 92648

At: Department of Planning

To: Ron Santos

RM1

I am very much opposed to the very large parking structure and commercial cafe planned by the 1st Christian Church at Adams & Main St (1207 Main Street.)

When I moved to the Stonewood Estates about 30 years ago, the large chapel was not in place at that time - We were told at the time that all would stay just about the same - However thru the years there have been many changes that have inconvenienced the neighbors in our area - First - a school at one time, parking is at a premium on our streets and the skate boarders at night. I feel to commercialize a church in our neighborhood would bring much more traffic to our streets and not to mention

D2.333

the noise that would be heard
from the Cafe while dining & all
the people at the Cafe would be parking
in our very neighbor hood, because they
will not be walking from 17th to
Main & Adams just to dine out - Please
help us keep our neighbor hood quiet &
peaceful - And if the 1st Christian
Church people want to be good neighbors
tell them to take the Cafe else where
where commercial business is zoned &
wanted.

RM1

Lita McCurdy
522 W Adams -
H.B.

Alan McGowan
19741 Little Harbor Drive
Huntington Beach, CA 92648
(714) 960-2326

City of Huntington Beach
JUN 01 2007

May 31, 2007

Mr. Ron Santos, Associate Planner
City of Huntington Beach Planning Department
2000 Main Street
Huntington Beach, CA 92648

Dear Mr. Santos.

Thank you so much for sending the notification of the proposed parking structure at the First Christian Church.

I am very much in opposition to a parking structure in my neighborhood. This is a residential neighborhood. A concrete parking structure is something that might belong on Beach Blvd., not in a residential zone. I object very strongly to any expansion to that church—to the building itself and especially to the parking lot.

AM1

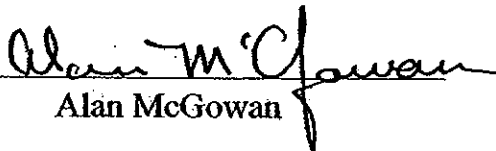
Allowing the expansion of parking would cause more traffic and congestion in the residential neighborhood which is already a nuisance dealing with the existing traffic congestion. As it is they fill the parking lot almost completely—twice—on Sunday in two shifts. They have something going on at the church on the average of four nights a week. Is this a church, a business, or a social club?

AM2

I'm against any more activity at the church. Normally I don't get involved in things of this nature but if there is to be any kind of public hearing, I would greatly appreciate being notified.

AM3

Thank you,


Alan McGowan

D2 . 335

ATTACHMENT NO 5-131

July 30, 2007

Ron Santos
Planning Department
City of Huntington Beach, Ca. 92648
200 Main Street
Huntington Beach, Ca. 92648

The purpose of this letter is to document our opposition to the proposed multi story parking structure being proposed by the First Christian Church. It's our position that a multi-level parking structure doesn't belong in the middle of a residential area.

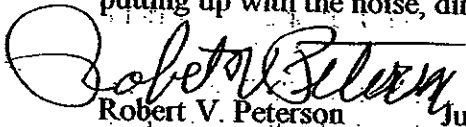
We live at 7328 Waterside Drive, which is directly across 17th Street from the proposed multi level parking structure

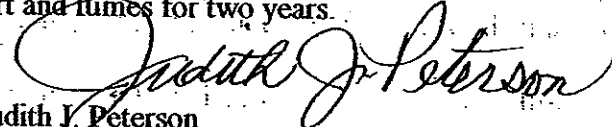
1. When we wake up in the morning and look out our sliding glass door we'll be looking directly at the proposed parking structure.
2. When we walk out our front door we'll be looking directly at the proposed parking structure.
3. When we drive down our street we'll be looking directly at the proposed parking structure.
4. We are also concerned about the noise and gas fumes that will be generated, as well as the lack of visual privacy for homeowners.

We suggest the following alternatives:

1. Utilize the Huntington Beach High School parking space permanently on Sunday.
2. Schedule three services on Sunday.
3. Build under ground parking.

The remaining portion of the project will not have any permanent impact on us other than putting up with the noise, dirt and fumes for two years.


Robert V. Peterson
7328 Waterside Drive
Huntington Beach, Ca. 92648
714-960-6797


Judith J. Peterson

City of Huntington Beach

AUG - 2 2007

City of Huntington Beach

JUL 02 2007

Lawrence and Donna Ross
7301 Veering Circle
Huntington Beach, CA 92648
714-536-6068

Ron Santos, Associate Planner
City Of Huntington Beach Planning Department
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

July 1, 2007

Ron,

This letter is in response to the City of Huntington Beach's notice to interested parties regarding the expansion/remodel plans of the First Christian Church of Huntington Beach. We still have several concerns. We are writing this letter in follow up to the letter we wrote to you on June 7, 2007.

Since our letter of June 7th, the documents for review were updated to include several key pages that were missing in the original documents. Those new pages contain information on an outdoor amphitheater and a sound system that were to be built. The noise from these items was not addressed in the environmental noise study that was done on this project and these items appear to still be in their plans.

On June 18th First Christian Church held a meeting and invited interested parties to discuss their construction plans. Pastor Templeton said that the Church had decided to modify their building plans based on budget cuts and insurance concerns. The letters received by neighbors about their building plans were also of concern to them and he attempted to find common ground with a revised plan. The following changes were supposed to be made:

The large tower was pulled from the plans.

The outdoor amphitheater was no longer in the plans.

The pop jet fountains and the tide pools in the plaza area were also to be pulled.

Pastor Templeton stated to all in attendance at the June 18th meeting that the Church was going to submit these changes to the City the very next day. To my knowledge, that has yet to occur. We are now at the end of the comment period and we are not clear on what changes if any have been made to the churches original plans. If the above items have not been removed, then we still reserve concerns over those items, particularly the noise impact of outdoor events. We believe these items should be addressed in the environmental noise study.

Of greatest concern to us are the proposed parking structure and café that will be open "from 7 AM, into the late evening hours, possibly 10 PM. While the cafe idea may be appealing to their congregation, it concerns us that this plan is far to 'commercial' in nature to be placed in the middle of a residential area, without commercial zoning. The coffee will not be free of charge and certainly can not be associated as religious in

LR1

LR2

D2 . 337

ATTACHMENT NO. 5.133 . ROSS

nature. If a church sells religious books to its members, that is a far different enterprise than opening a Starbucks. While the Pastor explained that the café would be inward facing, in their plaza area, it will be hard to argue that it will not have any impact on the surrounding area from additional traffic and noise from early morning to late evenings.

LR2

We also believe that the huge, commercial looking parking structure just does not fit within the surrounding neighborhood. It will be an aesthetic eyesore that no amount of landscape will be able to change. Surely there must be a way to compromise on the size of their plan to remove the need to build this structure. We encourage the city to work with the church to help meet their needs to replace their aging structures, without compromise to the need for quiet enjoyment of the surrounding neighborhoods.

LR3

We still strongly believe that these two items will have damaging effects on the quality of life in our neighborhood and object to their inclusion in the plan as proposed.

Sincerely,



Lawrence Ross



Donna Ross

Lawrence and Donna Ross
7301 Veering Circle
Huntington Beach, CA 92648
714-536-6068

June 7, 2007

Ron Santos
Associate Planner
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Ron,

This letter is in response to your notice to interested parties, regarding the notice of a draft Negative Declaration for First Christian Church of Huntington Beach expansion/remodel.

We reside in the single family neighborhood on Veering Circle, directly across 17th Street from the Church property. We have reviewed the proposed plans for the Church's expansion/remodel and have several concerns. Having resided in our current residence for over 10 years now, we have witnessed continuous traffic growth in the area and in particular, at the intersection of 17th and Adams, which is very near our home.

We are very concerned about the additional traffic, noise and pollution that will be generated by the expansion of the Church from its present configuration. We believe that this expansion could further erode the quality of life for our neighborhood, which is zoned Residential Low Density.

So far, the only potential significant impacts stated in your notice, pertain to water run off and noise from the children's play areas. With the added traffic, from multiple venues that the Church is proposing, through the increase in seating capacity, it is hard to imagine that this would not significantly impact the surrounding area.


With the thought of 100 to 200 additional cars, a total of 579 cars driving in and out of the area, it is hard to imagine how that could not result in any impact to the community. Again, the property in question, with the exception of the schools to the South, is surrounded by areas that are all zoned residential.

In addition, the proposed construction of a multi-level parking structure (which I understand will be three (3) levels of parking) is extremely difficult to accept as an improvement to the area. Again, this is a residential area, not commercial. This is where our families reside and the homeowners in the area are entitled to quiet enjoyment. In addition, while we are unfamiliar with any specific studies on the subject, we believe there may be safety issues that will impact the area as well, from such a structure.

Please take these comments into consideration for your Negative Declaration.

Sincerely,


Lawrence Ross


Donna Ross

City of Huntington Beach

JUN 08 2007

D2 . 339

ATTACHMENT NO. 5.135

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Seth & Dianne Schiller
1726 Shipley Street
Huntington Beach, CA 92648
714-969-6822

July 22, 2007

Ron Santos
Associate Planner
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Ron,

This letter is in response to your notice to interested parties, regarding the notice of a draft Negative Declaration for First Christian Church of Huntington Beach expansion/remodel.

We reside in the single family neighborhood on Shipley Street, directly across Adams Street from the Church property. We have reviewed the proposed plans for the Church's expansion/remodel and have several concerns. Having resided in our current residence for over 6 years now, we have witnessed continuous traffic growth in the area and in particular, at the intersection of 17th and Adams, which is very near our home.

We are very concerned about the additional traffic, noise and pollution that will be generated by the expansion of the Church from its present configuration. We believe that this expansion could further erode the quality of life for our neighborhood, which is zoned Residential Low Density.

So far, the only potential significant impacts stated in your notice, pertain to water run off and noise from the children's play areas. With the added traffic, from multiple venues that the Church is proposing, through the increase in seating capacity, it is hard to imagine that this would not significantly impact the surrounding area.

With the thought of 100 to 200 additional cars, a total of 579 cars driving in and out of the area, it is hard to imagine how that could not result in any impact to the community. In addition, the proposed construction of a multi-level parking structure (which I understand will be three (3) levels of parking) is extremely difficult to accept as an improvement to the area and should not be approved. The church can get a permanent variance to park at the High school to solve any additional parking spaces that would be required for their memberships growth.

Parking structures are also proven to be magnets for crime. (see enclosed HB Police reports for city parking structures). The increase in crime would have a negative impact to our quite safe residential neighborhood. The property in question, with the exception of the schools to the South, is surrounded by areas that are all zoned residential.

This is where our families reside and the homeowners in the area are entitled to quiet enjoyment.

Please add these comments and concerns in your Negative Declaration.

Sincerely,


Seth & Dianne Schiller

City of Huntington Beach

JUL 24 2007

D2 . 340

ATTACHMENT NO. 5136

Parking Structure Crime Reports **January 2006 thru May 31 2007**

D2 . 341

Case #	Offense	Date	Address	Location Comment
1	BURGLARY - VEHICLE	08/27/2006	16085 SAINT CROIX CI	PARKING STRUCTURE
2	BURGLARY - VEHICLE	01/29/2006	16912 SIMS ST	UNDERGROUND PARKING STRUCTURE
3	BURGLARY - VEHICLE	8/4/2006	17011 BEACH BL	PARKING STRUCTURE
4	BURGLARY - VEHICLE	9/14/2006	17011 BEACH BL	PARKING STRUCTURE - 3RD FLOOR
5	LOST PROPERTY	05/13/2007	17011 BEACH BL	PARKING STRUCTURE
6	VANDALISM	05/17/2006	17011 BEACH BL	PARKING STRUCTURE
7	PETTY THEFT - FROM VEHICLE	5/11/2007	17071 BEACH BL	PARKING STRUCTURE
8	BURGLARY - VEHICLE	08/01/2006	17091 BEACH BL	PARKING STRUCTURE
9	BURGLARY - VEHICLE	04/01/2007	17091 BEACH BL	LOWER PARKING STRUCTURE
10	VANDALISM	2/1/2006	17091 BEACH BL	5TH FLOOR PARKING STRUCTURE
11	GRAND THEFT - FROM VEHICLE	07/20/2006	17161 CORBINA LN	SPACE 135 IN PARKING STRUCTURE
12	VANDALISM	07/20/2006	17161 CORBINA LN	SPACE 141 IN UNDERGROUND PARKING STRUCTURE
13	BURGLARY - VEHICLE	07/20/2006	17172 ABALONE LN	PARKING STRUCTURE BELOW RESIDENCE
14	INDECENT EXPOSURE	10/12/2006	17752 BEACH BL	PARKING STRUCTURE
15	BURGLARY - VEHICLE	10/02/2006	18141 BEACH BL	LOWER PARKING STRUCTURE
16	AGG ASSAULT - NO FIREARM	07/04/2006	200 MAIN ST	PARKING STRUCTURE STAIRWELL 1ST FLOOR
17	AUTO THEFT	6/8/2007	200 MAIN ST	LOWER LEVEL PARKING STRUCTURE
18	AUTO THEFT	01/15/2006	200 MAIN ST	PARKING STRUCTURE
19	AUTO THEFT	06/01/2006	200 MAIN ST	PARKING STRUCTURE
20	BATTERY	01/24/2006	200 MAIN ST	PARKING STRUCTURE
21	BATTERY	07/09/2006	200 MAIN ST	PARKING STRUCTURE 2ND LEVEL
22	BATTERY	02/11/2007	200 MAIN ST	PARKING STRUCTURE
23	BATTERY	4/7/2006	200 MAIN ST	PARKING STRUCTURE
24	BURGLARY - COMMERCIAL	02/23/2006	200 MAIN ST	NORTH ENTRANCE OF PARKING STRUCTURE
25	BURGLARY - VEHICLE	4/7/2007	200 MAIN ST	PARKING STRUCTURE
26	BURGLARY - VEHICLE	05/31/2006	200 MAIN ST	PARKING STRUCTURE
27	BURGLARY - VEHICLE	09/08/2006	200 MAIN ST	PARKING STRUCTURE
28	BURGLARY - VEHICLE	12/15/2006	200 MAIN ST	TOP LEVEL PARKING STRUCTURE
29	BURGLARY - VEHICLE	12/20/2006	200 MAIN ST	2ND LEVEL PARKING STRUCTURE

*sorted by address, then offense

Page 1 of 4

ATTACHMENT NO. 5-137

Parking Structure Crime Reports **January 2006 thru May 31 2007**

30	2006024767	BURGLARY - VEHICLE	12/31/2006	200 MAIN ST	3RD LEVEL PARKING STRUCTURE
31	2007002436	BURGLARY - VEHICLE	02/07/2007	200 MAIN ST	PARKING STRUCTURE
32	2007006545	BURGLARY - VEHICLE	04/11/2007	200 MAIN ST	PARKING STRUCTURE 4TH FLOOR
33	2007008298	BURGLARY - VEHICLE	5/6/2007	200 MAIN ST	3RD LEVEL PARKING STRUCTURE
34	2007008300	BURGLARY - VEHICLE	05/08/2007	200 MAIN ST	PARKING STRUCTURE
35	2007008359	BURGLARY - VEHICLE	05/08/2007	200 MAIN ST	3RD LEVEL PARKING STRUCTURE
36	2007009368	BURGLARY - VEHICLE	05/25/2007	200 MAIN ST	PARKING STRUCTURE LEVEL 2
37	200801003	BURGLARY - VEHICLE	6/4/2006	200 MAIN ST	PARKING STRUCTURE
38	2008006846	BURGLARY - VEHICLE	4/1/2006	200 MAIN ST	PARKING STRUCTURE
39	2008018447	BURGLARY - VEHICLE	9/28/2006	200 MAIN ST	PARKING STRUCTURE
40	2008020326	BURGLARY - VEHICLE	10/26/2006	200 MAIN ST	PARKING STRUCTURE
41	2008004481	DISORDERLY CONDUCT: INTOXICATED	03/11/2006	200 MAIN ST	PARKING STRUCTURE
42	2008017054	DISORDERLY CONDUCT: INTOXICATED	09/09/2006	200 MAIN ST	PARKING STRUCTURE
43	2008024533	DISORDERLY CONDUCT: INTOXICATED	12/27/2006	200 MAIN ST	2ND LEVEL PARKING STRUCTURE
44	2008008546	DISORDERLY CONDUCT: SOLICIT LEWD ACT	04/07/2006	200 MAIN ST	PARKING STRUCTURE - 2ND
45	2007008639	DUI	4/13/2007	200 MAIN ST	1ST LEVEL PARKING STRUCTURE
46	2008006038	FOUND PROPERTY	04/04/2006	200 MAIN ST	PARKING STRUCTURE N/E STAIRWELL
47	2008018522	GRAND THEFT	9/1/2006	200 MAIN ST	PARKING STRUCTURE
48	2008024093	GRAND THEFT - FROM VEHICLE	12/20/2006	200 MAIN ST	PARKING STRUCTURE
49	2007003849	GRAND THEFT - FROM VEHICLE	02/26/2007	200 MAIN ST	PARKING STRUCTURE
50	2007000525	HIT AND RUN	01/08/2007	200 MAIN ST	PARKING STRUCTURE
51	2007002436	PETTY THEFT - FROM VEHICLE	2/7/2007	200 MAIN ST	PARKING STRUCTURE
52	2007002986	PLACING COMMERCIAL HANDBILLS ON VEHICLES	2/16/2007	200 MAIN ST	1ST LEVEL PARKING STRUCTURE
53	2007003849	PLACING COMMERCIAL HANDBILLS ON VEHICLES	3/16/2007	200 MAIN ST	PARKING STRUCTURE
54	2007006718	PLACING COMMERCIAL HANDBILLS ON VEHICLES	04/14/2007	200 MAIN ST	PARKING STRUCTURE
55	2008003697	POSSESS CONTROLLED SUBSTANCE	02/26/2006	200 MAIN ST	WEST SIDE OF PARKING STRUCTURE
56	2008007298	POSSESS CONTROLLED SUBSTANCE	04/24/2006	200 MAIN ST	3RD FLOOR PARKING STRUCTURE
57	2008002820	VANDALISM	02/13/2006	200 MAIN ST	PARKING STRUCTURE LEVEL G
58	2008007668	VANDALISM	04/29/2006	200 MAIN ST	TOP LEVEL PARKING STRUCTURE
59	2008018491	VANDALISM	09/30/2006	200 MAIN ST	PARKING STRUCTURE

D2 . 342

*sorted by address, then offense

Page 2 of 4

ATTACHMENT NO. S-130

Parking Structure Crime Reports **January 2006 thru May 31 2007**

D2 . 343

90	2006009206	AUTO THEFT	5/24/2006	7777 EDINGER AV	PARKING STRUCTURE
91	2007003482	BURGLARY - VEHICLE	2/23/2007	7777 EDINGER AV	PARKING STRUCTURE 3RD FLOOR
92	2006019107	BURGLARY - VEHICLE	10/08/2006	7777 EDINGER AV	PARKING STRUCTURE
93	2007008601	BURGLARY - VEHICLE	04/12/2007	7777 EDINGER AV	PARKING STRUCTURE - 2ND
94	2007008609	BURGLARY - VEHICLE	04/12/2007	7777 EDINGER AV	4TH LEVEL PARKING STRUCTURE
95	2006009664	BURGLARY - VEHICLE	5/30/2006	7777 EDINGER AV	PARKING STRUCTURE
96	2006017472	BURGLARY - VEHICLE	9/16/2006	7777 EDINGER AV	PARKING STRUCTURE
97	2006002317	BURGLARY - VEHICLE	2/5/2006	7777 EDINGER AV	PARKING STRUCTURE
98	2006002999	BURGLARY - VEHICLE	2/16/2006	7777 EDINGER AV	PARKING STRUCTURE - 3RD FLOOR
99	2006003005	BURGLARY - VEHICLE	2/15/2006	7777 EDINGER AV	PARKING STRUCTURE - 3RD FLOOR
100	2006023260	DISORDERLY CONDUCT: SOLICIT LEWD ACT	12/09/2006	7777 EDINGER AV	PARKING STRUCTURE
101	2007001164	PETTY THEFT - FROM VEHICLE	01/18/2007	7777 EDINGER AV	PARKING STRUCTURE
102	2007003084	PETTY THEFT - FROM VEHICLE	02/16/2007	7777 EDINGER AV	4TH LEVEL PARKING STRUCTURE
103	2007009666	PETTY THEFT - FROM VEHICLE	05/28/2007	7777 EDINGER AV	PARKING STRUCTURE LEVEL 1
104	2006003888	RECOVERED STOLEN VEHICLE	3/1/2006	7777 EDINGER AV	PARKING STRUCTURE - 1ST FLOOR
105	2006004691	RECOVERED STOLEN VEHICLE	3/12/2006	7777 EDINGER AV	PARKING STRUCTURE
106	2006024263	VANDALISM	12/22/2006	7777 EDINGER AV	PARKING STRUCTURE
107	2006001369	ROBBERY	1/22/2006	7842 WARNER AV	PARKING STRUCTURE

*sorted by address, then offense

Page 4 of 4

ATTACHMENT NO. 5.139

Ron Santos, Associate Planner
City of Huntington Beach Planning Department
2000 Main Street
Huntington Beach, Ca. 92648

Greetings Mr. Santos;

I live on Shipley Street across from the First Christian Church located at Main / Adams and 17th Street. I am opposed to any expansion of the Churches facility. Especially building a multi-level parking lot.

They do not need a multilevel parking lot. The parking lot they have is never full except maybe one day a week, Sunday. The only other time their current lot gets full is on Easter and Christmas.

No matter what the design of the expansion or the parking structure they're planning it will alter the small town, neighborhood look and feel of this area. I also feel by building and locating an ugly multi-level parking structure so close to my home will lower my property value.

I will also be rallying my neighbors to stand up and oppose this Church expansion and parking facility. I'm sure I won't have too much difficulty getting them to agree that this proposed expansion is not needed and would adversely affect this neighborhood.

Respectfully,



Seth Schiller
1726 Shipley Street
Huntington Beach, Ca. 92648

SS3

D2 . 344

City of Huntington Beach

MAY 25 2007

ATTACHMENT NO. 5.140

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6-9-07

TO RON SANTOS

JUN 11 2007

FROM STEVE STAFFORD

RE CUP 2006-035
FIRST CHRISTIAN CHURCH EXPANSION
REMODEL

THIS DRAFT MITIGATED NEGATIVE
DECLARATION HAS MANY PROBLEM

SSTII

① THE USE OF THE PARKING LOT
ON THE SOUTH SIDE OF HUNTINGTON BEACH
HIGH SCHOOL REQUIRES THE PERMISSION
OF NOT ONLY THE HIGH SCHOOL BUT THE
CITY OF HUNTINGTON BEACH. THE CRYSTAL
ISLAND HOA, NONE OF THIS HAS BEEN DONE
THE HIGH SCHOOL ON WEEKDAYS LOCK THE
CENTER GATE LEAVING ONLY ESTABEIR
THE ONLY ACCESS, THIS ACCORDING TO
ATTACHMENT 3.4 IN A CAPES THE USE OF
THE PARKING LOT DURING SCHOOL HOURS
AND IN THE EVENING FIRST CHRISTIAN
CHURCH WILL NEED TO GET INSURANCE
TO INDEMNIFY THE CRYSTAL ISLAND HOA
THE CITY OF HUNTINGTON BEACH ETC
FOR LIABILITY REASONS DURING WEDDING

D2.345

ATTACHMENT NO. ~~71~~ STAFFORD

PARTY'S WHEN PARKING OCCURS IN THE EVENING WHO'S RESPONSIBLE FOR THE NOISE THAT OCCURS WHEN PEOPLE ARE LOITERING IN THE PARKING LOT LATE AT NIGHT THE STREET ESTATE OR IS A PRIVATE ST HOW WILL THE CHURCH GET TO THE SOUTH LOT HOW WILL THIS WORK WITHOUT PERMISSION FROM THE OTHER PARTY'S MENTIONED

SST1

(2)

SST2

THE PARKING STRUCTURE ON THE SOUTH WEST CORNER WILL BE AN EYE SORE AND WHEN ITS BUILT WHAT SECURITY MEASURES WILL BE TAKEN TO ~~TO~~ KEEP PEOPLE OUT OF THE STRUCTURE WHEN NOT IN USE I CAN SEE A PROBLEM WITH A STRUCTURE LIKE THAT LOITERING AT NIGHT AND IN THE DAY TIME AS IT IS THE SKATE BOARDER HANG OUT IN THE AREA WHEN THEY SEE THIS IT WILL BE AN EASY PLACE TO HANG OUT UNLESS IT IS SECURED WITH THIS PARKING STRUCTURE WILL COME MORE PROBLEMS

SST3

3 I SEE A LOT OF NEGATIVE IMPACTS FROM THIS PROJECT THAT NOT EVEN BEEN

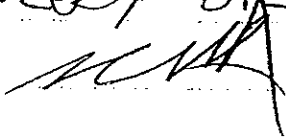
SST3

MITIGATED SEVERAL AREAS OF RESIDENTS
WILL BE IMPACTED, VEERING CR, CRYSTALISAN
BEACH WALK, RESIDENTS ON NORTH SIDE, SOUTH
SIDE ALL WILL BE IMPACTED BY THIS
PROJECT IN AN ADVERSE WAY

SST4

④ DEMOING WAS DONE WITHOUT PERMITS
THE WEEKS OF MAY 21ST TO MAY 31ST
AND JUNE 4 - 8 WHEN I CALLED ON MAY 24TH
THERE WERE NOT PERMITS NONE SHOULD HAVE
BEEN ISSUED DUE TO THE FACT
THAT THIS IS IN THE PUBLIC REVIEW PROCESS
AND FOUND THAT PLANNING ISSUED TEMPORARY
PERMITS THIS AGAIN IS NOT THE WAY IT IS
TO BE DONE PUBLIC WORKS WOULD NOT
ISSUE PERMITS WHICH ARE REQUIRED
FOR DEMO WORK AND STILL HAVE NOT
THIS NEEDS TO BE LOOKED INTO AS
THIS LOOKS VERY BAD AND NOT RIGHT

SINCERELY STEVE STAFFORD



PHONE 714 553 9262
ADDRESS 19831 GSTATE CR
HB 92648

D2.347

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Huntington Beach Planning Department
Attention: Ron Santos, Associate Planner
July 2, 2007

JUL 02 2007

NOTE - I have not had time to adequately compile, edit, and proofread this document because of the short time allowed to respond to documents made available to the public on June 28. Since there is no guarantee the comment period will be restarted, I must file these comments today. I am sure there are errors that I could correct and will correct if I am allowed to submit comments after this date.

Comments on Draft Mitigated Negative Declaration No. 06-008.
These comments supplement my comments of June 11, 2007.

OBJECTIONS TO THE COMMENT PROCESS

At the outset I wish to raise new objections to the fairness of the comment process. The fairness of the initial comment period (May 24 through June 12) was compromised by a clerical error that omitted several critical pages from the attachments to the Draft Mitigated Negative Declaration (D-MND). While I appreciate the decision of the Planning Department to extend the original comment period to July 2, notice of this fact was not published until the June 28 issue of the Huntington Beach Independent (apparently because of an error on the part of the newspaper). Although residents did receive a letter extending the comment period, it was identical to the original notice except that the closing date was changed from June 12 to July 2. A person who had already reviewed the D-MND would have no reason to know that important additional documents had been made added to the copies at the Planning Department counter and at the Central Library after June 10.

On June 18 the First Christian Church held a meeting to discuss the plans with neighbors. At this meeting, Senior Pastor Bruce Templeton said he had read the public comments on file in the Planning Department. He said that in response to concerns expressed in the letters and to financial considerations, the church was modifying the plans and would delete several items from the proposal. He said that the revised plans would be submitted to the city on June 19. Over the next nine days I and some of my neighbors attempted to review the revised plans. I was told on June 19, 21, 25, and 27 by the Planning Department that no new plans had been submitted. On June 27th I was told that the City had received an e-mail from the church promising the plans would be submitted soon. I was first able to obtain these revised plans and a revised narrative on Thursday, June 28th. I suggested to Ron Santos that citizens could not be expected to comment by July 2 since most would not have an opportunity to review the plans or probably even have notice of the revisions. Mr. Santos could not comment since he had not had an opportunity to fully review the new plans, but he said the comment period probably would not be extended if the revisions consisted solely of deletions from the original plans. In fact, the new plans and revised narrative do not consist solely of deletions. They reveal new information shortly before the end of the comment period, leaving the public without adequate time to review the changes and file comments with the city. I had prior commitments this past weekend and am struggling to complete these

comments in time to file them today. If I had more time, I could have done more to support my objections to the D-MND.

The promises and representations made by the Church at the meeting with neighbors on June 18 probably induced some neighbors to refrain from commenting on the original plans and the D-MND. However, based on my review of the new plans and narrative and on a conversation with Mr. Dyson, project manager for the Church, I discovered that the revised plans and narrative made available on June 28 were in several respects inaccurate, misleading, incomplete, or contrary to statements made on behalf of the church at the neighborhood meeting on June 18. With respect to some of these items, Mr. Dyson admitted there were errors and represented that the Church planned to correct the errors by filing revisions with the city as quickly as their architects could respond. Though I appreciate his candor and willingness to correct good faith errors, this does not eliminate the unfairness and perhaps illegality of asking the public to comment on plans that have changed several times during the comment period and perhaps have not been finalized. I want to stress that these changes do not consist solely of deletions – they clarify and add to the original materials in a manner that compromises the public's ability to review and comment on the adequacy of the D-MND. More than that, the manner in which the comment period has developed probably makes it virtually impossible for the city planners to conclude that the project (elements of which still have not been accurately presented in the newly revised plans and narrative) has no potentially significant impact on the environment.

I spoke with Mary Beth Broeren on Friday, June 29, and expressed some of these concerns to her. She told me that it was too late to extend again the comment period which is due to expire Monday, July 2 because it would be impossible to give the public timely notice. However, she did recognize that there were problems with the process that needed to be reviewed. She told me she would raise these issues with her superiors in the Planning Department and recommend that they consider new notice and a new comment period. I would strongly urge that the Planning Department take such action now. I told Mr. Dyson that this was my position and suggested that it would seem to make more sense for all parties affected to remedy the problems at this stage than to continue to the Planning Commission or City Council and be faced with having to go back to this stage at a later time.

At the meeting with the neighbors on June 18, most of the neighbors in attendance and the church representatives expressed a willingness and desire to work together to allow the church to renovate their campus and accomplish their goals while respecting the community interest in preserving the nature and quality of the neighboring residential zones and avoiding unreasonable disruption for the 30 months of construction and the future decades of operation of the Next Wave of the Church's development. I hope that the neighbors will be given the opportunity to work with the Church to make suggestions that will balance these interests, and enable the Church to submit final plans that the city can fairly review for environmental impact before the neighbors are asked to comment again.

Summary of Additions and New information in Revised Narrative and Plans

These are some of the points in the revised narrative and plans (made available on June 28,

2007) that raise concerns regarding the completeness and accuracy of the existing Draft Mitigated Negative Declaration.

Revised Narrative

Page 2, item E. The bookstore is not in the narrative or general plans. Mr. Dyson told me this is going to be corrected.

Page 2 provides new information about the "Tidal Court" which I assume refers to the Tidal Plaza identified in the plans. This new information raises concerns about noise.

Page 3 states the number of spaces in the parking structure as 299, though the original narrative states the number as 129. This was apparently a correction of an error, but citizens might have been confused and not been aware of the actual size until this correction was made available on June 28.

Page 4 reveals for the first time the intended hours of operation of the café. No mention is made of the bookstore.

Revised Plans [page 3 is missing]

Page 1. The Tidal Plaza now more open to Adams Ave. than it was under the original plans. This is also true of the Little Squirts Court. This could affect noise on Adams.

Pages E3 and E4 were not included in the copies of the D-MND, even as corrected after June 11. I saw them for the first time on June 28. They show a 42-foot tower on the Café/Administration Building that even Mr. Dyson did not recall.

Page F2 still shows the large tower. Mr. Dyson says that this was an error and will be corrected.

G1 and G2 are diagrams of the parking structure that were not included in the D-MND. G3 consists of new drawings of the parking structure and show an architectural tower and an elevator tower we did not know of until June 28.

**SPECIFIC OBJECTIONS TO FINDINGS IN
DRAFT MITIGATED NEGATIVE DECLARATION**

In addition to the objections I raised in my letter of June 11, I have several new matters to raise. I learned about these new matters from the revised plans and narrative made available on June 28, and from meetings and conversations with Associate Planner Ron Santos and representatives of the church. I discovered new information, misinformation, or gaps in information that lead me to question the findings of no potentially significant impact regarding several matters. I will discuss these matters, but first I must point at that at this point, the last day of the comment period, I still do not understand exactly what the church is proposing with respect to several important aspects of the project.

Issue of Deletions from Initial Proposal

Early in the meeting on June 18 with neighbors, Senior Pastor Bruce Templeton assured neighbors that several specific aspects of the plan to which neighbors objected were being deleted from the plans or were only mistakenly identified as in the plans in the first place. My notes of that meeting show these were large Tower, the Little Squirts Court, the Amphitheater, the outdoor sound system, and pop jet fountains. He told us the revisions would be submitted on June 19. The revised plans and narrative made available on June 28 did not fully correspond to these representations. Mr. Dyson, project manager of the church, responded to my request for clarification. These were the items we discussed.

DT11

Page F2 of the plans still shows the large tower, though it was deleted on other pages. Mr. Dyson said this was an error. The tower has been deleted and corrections will be submitted to the city.

Little Squirt's Playground

This is still in the plans. Mr. Dyson told me that there was no intention to delete this. He said that either I misunderstood or that someone misspoke. This element was not addressed in the D-MND and I raised this objection in my letter of June 11. This is a playground area. Two other playground areas were the only elements requiring noise mitigation in the D-MND. This aspect at least should be addressed in the D-MND. Mr. Dyson assured me that it would be screened in and only used on Sunday morning. If such a limit exists, shouldn't it be expressed in the plans or narrative and in the D-MND? If these limits are not required, this would heighten my concerns about its noise impact of this playground area. On Thursday, June 28, outdoor activity involving inflatable playground equipment, water fights, and noise continued all day. This occurred in the area where the Tidal Plaza will be. We could hear it, and outdoor music, from our house with the windows open. We do not have air conditions and should not have to keep windows closed in summer.

DT12

Amphitheater.

At a church meeting with the community about a year ago, I heard that the church planned to have an outdoor amphitheater. Page 2 of the original plans lists an amphitheater in the Tidal Plaza. Ron Santos told me he did not address this in the D-MND because it was not part of the project proposal. At the meeting with neighbors on June 18, Mr. Templeton said the amphitheater was deleted, and this is stated in the revised narrative. However, the revised narrative on page 1, item 6, says there will be landscaping and hardscaping "designed to create high quality outdoor gathering places." Page 2 of the revised narrative says the Tidal Court [Plaza?] will serve as the main gathering area and will be open to the public. It will include tables and chairs to support the café and hardscape improvements suitable for informal gatherings. Mr. Dyson told me this hardscape will include tiered seating. It seems like it modeled on the amphitheater at Bella Terra. I asked him what was the difference between this and an amphitheater. He told me an amphitheater has a sound system and scheduled events, and the Tidal Plaza will not have either of these. Nevertheless, I believe this aspect of the project cannot be ignored in the D-MND.

DT13

Sound System.

The D-MND does not address the issue of an outside sound system. Mr. Santos told me this was because none was proposed. However, the messages I have heard and seen are inconsistent. I recall Mr. Templeton saying at the meeting on June 18 that there would be no outdoor sound system. Someone else said there would be no outdoor amplified sound system. The new narrative says no outdoor amplified music. The church's noise study page 8, said: "There will be no outdoor amplified music; however there will be a localized speakers system that provide low volume background music." Reading these together, I am not satisfied there is no outdoor sound system as promised on June 18. Mr. Dyson told me there will be no outdoor speaker or sound system and that the narrative will be corrected. Until this is clarified, it should not be ignored in the D-MND, especially since the original plans upon which the D-MND was based indicated the tower would contain an amphitheater sound booth.

DT14

Café and Bookstore

I don't understand why a commercially operated café and bookstore open to the public in an area zoned P/PS does not violate the general plan and zoning laws of Huntington Beach. Even if allowed, mitigation should be required. Therefore the D-MND is inadequate regarding element I on page 7.

DT15

My neighbors and I have commented on our concerns relating to noise, odors, and traffic caused by these operations. Nowhere in the original D-MND were we given information relating to the capacity and hours of operation of these two activities. At the meeting on June 18 we were told that the café would seat 70-80 inside and 15-20 outside. It would operate from 7 a.m. to 9 p.m. seven days a week [this is changed slightly in the revised narrative]. There will be a full kitchen. The bookstore and café together were intended to create a welcoming environment for church members and the public comparable to a Barnes and Nobles and a Starbucks. I asked if the church would at least consider limiting the hours of outdoor dining. I was told this would be considered. For the first time the revised narrative provides some details regarding the hours, but not size, of the café. It ignores the bookstore. I was told that unless limits are imposed in the conditional use permit, there are no restrictions on the operation of the café or bookstore. This is not the document to address the conditions, but without any restrictions I don't see how the D-MND can declare there is no potentially significant impact.

DT16

I believe Mr. Santos said there was nothing in the proposal about outdoor dining. However, on another occasion he told me that if one has an approved school, that implies playing outside anywhere but a parking lot is permitted. Under that logic, if one has a café, is outdoor dining permitted anywhere but the parking lot?

Mr. Dyson said the bookstore was omitted by error, and the narrative will be corrected. I cannot comment because I have not seen the final narrative, but I wonder whether there will be limits on hours.

DT17

There is a receiving entrance for this building. Will delivery hours be limited? I believe they were for Target and Walmart. Why is this ignored in the D-MND?

DT18

Traffic is already congested in the late afternoon at Adams and Main. Has the traffic impact of these two commercial enterprises open to the public been addressed? I didn't see it in

DT19

the D-MND.

I just discovered on pages E3 and E4 [not made available before June 28] that there will be a 42-foot tower on this building. This raises concerns about aesthetics and how it fits in the neighborhood.

Another citizen has raised questions about odors from the full service kitchen. I saw nothing in the D-MND regarding this.

Even if allowed by the zoning laws and general plan, I would expect to see some mitigation required to protect nearby residences. I recall reading that the city imposed such requirements on Target, Walmart, and the Moulin Rouge restaurant. It seems obvious that noise, odors from the kitchen, parking (slamming doors, car alarms), and traffic generated by these uses create a potential significant impact on the neighborhood, even if mitigated. When I asked whether the church would consider limiting outdoor dining hours, I was told it would be considered. When I asked whether the limits would be incorporated in the request for the CUP, I did not get an answer. It is my understanding that mitigating measures must be in the negative declaration and means of enforcement must be considered before the potential impact can be disregarded. If allowed at all, these activities must be limited.

Mistake regarding parking structure. New diagram of parking structure.

The original narrative said the parking structure would hold 129 spaces and the new narrative says that it will hold 299. Mr. Templeton did not return my call because he is out of town, but Mr. Dyson, the project manager called me this morning. He said the first narrative was in error - the total parking spaces listed is only one more than before (580 compared to 579), but the number of spaces in the structure was erroneously reported as 129 in the first narrative -- it has always been intended to have 299 spaces.

I also discovered that the plans include pages G1 and G2 relating to the parking structure that I had never seen before. These pages were not even included in the corrected version of the plans made available on June 7. Page G3 shows an "architectural tower" as part of the parking structure.

In addition, it was revealed at this meeting that the plans are still incomplete with regard to several matters. Height, lighting, and hours of usage still have to be finalized. For example, it appears that it has not yet been determined what hours the parking structure would be in use, how it would be secured when closed, and what type of lighting will be used. Without knowing this, how can a negative declaration regarding noise, parking, and light be made?

Special Events

The revised narrative says on page 2 that there will be no regularly scheduled outdoor gatherings. On p.4, Hours of Operation, it says weddings, and related activities, along with other special events held at the church will end by 10 p.m. [Weddings and funerals any day of week except Sunday]. Attachment D estimates 350 attendance for planning purposes. This creates the potential for noise from events ending at 10 p.m. in residential neighborhood with people going to cars, slamming doors, etc. This narrative seems too vague to justify a finding of no potentially significant impact.

OT20

OT21

OT22

OT23

OT24

OT25

How often is occasional? I recently learned that the church should have been obtaining activity permits for special activities held in the parking lot, and is limited to four a year. I was told that apparently the church was not aware of this requirement. I also recently learned from Ron Santos, that this requirement only applies to use of the parking lot and it can be circumvented by the issuance of a conditional use permit allowing such activities. If the church specifies in its narrative occasional special events, have they just eliminated any restrictions on outside events? I don't know what the church is actually requesting or what limits remain. None of this is addressed in the D-MND. Based on the information provided, I do not see how the Planning Department can find no potentially significant impact, especially given the rigorous legal requirements for a negative declaration.

DT26

I am concerned about outdoor special events. In discussing this recently with Ron Santos, he said that outdoor play events, like one on June 28, would not require activity permit because it would be a natural activity of a campus with a school. It can take place anywhere on campus except parking lots. Then what is point of requiring sound walls only on the two designated play areas on the south side of the campus? Does this mean there is no limit to frequency, duration, or time of such activities? On June 28, there was even outdoor sound system. This cannot be ignored in negative declaration.

We were told at the meeting of June 18 with the church that all events end by 10 p.m., **unless neighbors are notified**. The revised narrative says events will end by 10 p.m., but it takes time for people to clear. What steps will the city require to assure that these promises are kept. I have evidence that activity has continued past ten, and at least once past midnight.

DT27

Are there any limits on frequency, duration, location, and time of these occasional special events? It seems there is a potential for significant impact of not limited or mitigated.

Prior Conditional Use Permits and Restrictions

After the church held community meeting last summer, I went to the Planning Dept. and looked at the existing CUPs. My memory is hazy, but I recall seeing several CUPs with some limits imposed by the city including, I believe, size of cross and signage, restrictions on simultaneous use. I discovered recently that the church's application was changed from one amending existing existing CUPs to a new CUP. Ron Santos told me on Thursday that this supersedes prior CUPs and accompanying limits. If true, shouldn't this have been discussed in the negative declaration?

DT28

Construction Noise

At the meeting with the church on June 18, I raised concerns about the long hours allowed for construction. I was told there are no plans to do construction on Saturdays, and that contractor would normally begin at 7a.m. and cease mid-afternoon. I asked if church would agree to these as limits in the CUP, and I was told it would be taken under consideration. Some mitigation is essential. How common are construction projects of this duration in a residential neighborhood?

DT29

David Treuman
Shipley Street
Huntington Beach

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Huntington Beach Planning Department
Attention: Ron Santos, Associate Planner
June 11, 2007

JUN 11 2007

SUMMARY

The length of this letter commenting on the Draft Mitigated Negative Declaration No. 06-008 [D-MND] is a result of the numerous problems with that declaration. Therefore I will summarize my basic points:

1. The process for public comment is deficient because critical information was omitted from the copies of the documents provided for public review at the Planning Department and the Central Library. I request that the documents be provided, the public be given notice, and the review period be restarted.

DT 30

2. The D-MND fails to adequately identify or explain many potentially significant impacts. Other potential impacts are classified as less than significant without adequate information. Under the standards set forth in the D-MND (page 6 Item 3), "Potentially Significant Impact" is appropriate ... if the lead agency lacks information to make a finding of insignificance. I believe some impacts were classified less than significant based on an erroneous legal standard of review. Based on my conversations with Ron Santos and on the explanations he provides in the negative declaration, I believe in several cases he found less than significant impact because the proposal does not violate any laws. In my opinion, that is not the legally appropriate standard. For these reasons the D-MND is inadequate and unjustified because it is based on incomplete information from the applicant and insufficiently explained or justified by the planner. Since I believe an appropriate review would conclude there are one or more potentially significant impacts for which no remediation has been required, CEQA requires the preparation of an Environmental Impact Report.

DT 31

PRELIMINARY COMMENTS

When I spoke to Herb Fauland on June 8, 2007, to request a new or extended comment period, he advised me to be prepared to submit my comments by the June 12 deadline in case my request was denied. I have prepared some comments, but I reserve the right to amend these comments in the event more time is granted and in the light of new information made available to the public.

DT 32

The Comment Process

I have serious objections to the comment process and to the Associate Planner's manner of review and his conclusions. Due to errors, the documents available for public inspection are incomplete and therefore misleading. At least one page is not even available from the Planner's file. When one asks to review the materials relating to this document, they receive only Mr. Santos' notice of May 18, 2007, the 27 page Environmental Checklist form, and some attachments. Attachments 1 through 3 are missing the even pages. Attachments 4 and 5 are

missing entirely from the copy at the Central Library. Page 2 of attachment 4 is missing from both public copies and even from the original in the Planner's file. As of Friday, June 8, the page could not be located in the Planning Department. I do not know if there is more than one page to attachment 5. The D-MND refers to attachment 23, but that is not attached. If there is an attachment 23, are there attachments 6 through 22? These omissions also raise the question of whether the Design Review Board and the Environmental Assessment Committee had the complete D-MND when they approved it.

For these reasons I request the Public Comment period be restarted with new notice to the public.

Commenting on the Application for a Conditional Use Permit

I was told that objections to the application for a conditional use permit based on factors other than what are in the negative declaration do not have to be submitted during this comment period, and that there will be an opportunity to object to the CUP at a later time. However, the CUP was not available at the library or at the desk in the planning department. We won't even know of the staff's recommendations until 7 days before the hearing by the Planning Commission. The Church has had years to work out its position – I fear the neighbors will not have an adequate time to respond. It is my hope that the Planning Department staff will exercise its responsibility to take into consideration the harm to and interests of the city and the neighborhood. With two minimal exceptions (runoff and south side playgrounds), Mr. Santos does not appear to have done so yet.

Inadequate Review by the Planner in Preparing the D-MND

Based on the documents that are available and that I have seen, it appears that there are aspects of the Church's proposal that were totally ignored or overlooked by Mr. Santos. When I asked him why his assessment did not address certain aspects of the proposal, such as outdoor amphitheater, outdoor sound system, and outdoor dining, he asked me where I got that information. I said that I learned this as the meeting with Church officials and neighbors months ago. He said that he did not consider these because they were not part of the current proposal. I later learned that they were, and are revealed clearly in one of the documents missing from the publicly available versions [page 2 of the Plans, one of the even pages missing from attachment 2]. This alone demonstrates that the negative declaration is not based on the record and is therefor inadequate.

My reading of Mr. Santos' conclusions is that he appears to have based them on the conclusions of the consultants for the Church, and did not exercise his own independent judgment of the logical negative consequences of the Church's plans when he concluded, erroneously I believe, that almost none of the plan would result in potentially significant impacts. Also, from conversations with him, I believe he applied an erroneous standard – that compliance with city ordinances precludes a finding of potentially significant impact. He specifically argued that my objections of inadequate protection of the neighborhood amounted to nothing more than a disagreement with the scope of the city ordinances. This ignores the law and existing practice of going beyond the minimum protection of ordinances when granting a conditional use permit.

If the only conditions were compliance with existing ordinances, there would be no need for a conditional use permit process. People who violated the ordinances would be cited for the violations. I believe this erroneous standard resulted in erroneous conclusions. In fact there are more areas than one where he should have found a potentially significant impact. Therefore he should not have made a negative declaration and an Environmental Impact Report should be required.

In addition, according to the standards in the D-MND (page 6, item 3), if information is not adequate to eliminate the possibility of negative impact, a finding of probable impact is required. The Church's own reports concede lack of details and information making estimates of impact difficult or impossible. This is omitted from the Planner's explanations. This shows that the application of the Church is incomplete for purposes of a negative declaration. Further investigation of the potentially significant impacts and possible mitigation should be required before the Department proposes a negative impact declaration.

All of this suggests that a new declaration and review by the required persons, boards, and committees should be required, and that an EIR is probably also required by law.

In another conversation with Mr. Santos, he implied that objections need to be supported by reasons, but he was not in a position to detail what substantiation was required. My preliminary review of the law appears to indicate that it is sufficient that those commenting raise questions, and that the burden is on the applicant to show that there are no significant impacts. I will attempt to demonstrate in the following comments that the Church's own proposals and studies raise concerns that are not adequately addressed. I will also attempt to point out problems with Mr. Santos' finding and explanations. However, these comments are tentative and preliminary. Since I have not seen all relevant pages of the negative declaration and supporting documents, I cannot say with confidence that there are not other problems, nor can I say that the missing pages won't contain information negating my objections – but even if they do, this only demonstrates the problems with the existing public review process in this case.

DT35

Omissions from the D-MND

Before commenting on what is in Mr. Santos' review, I want to emphasize what is not in his report. In some ways the omissions are more significant than what is addressed for three reasons:

1. It demonstrates that the application is incomplete or the review is incomplete
2. It shows why there is at least one potentially significant impact that has not been refuted or mitigated, thereby requiring an EIR
3. The absence from the report shows that even if claims 1 and 2 are rejected, failure to identify these impacts and to explain a finding of no significant impact impairs the ability of the public to review and comment. It is much more difficult to comment on what is not in a report than what is in it.

DETAILED COMMENTS

NOISE

This is the area where I find the most obvious and serious deficiencies in the D-MND. At a meeting with neighbors, the Church gave a slide presentation of its plans. The plans included an outdoor amphitheater, outdoor dining, gathering areas, and I believe an outdoor sound system. Other than outdoor gathering areas, I saw none of these items mentioned in the negative declaration. I asked the planner why he had not addressed these issues. He responded that regardless of what was said at the meeting, these were not part of the Church's current proposal. I later returned to the Planning Department to seek information missing from the public document. I happened to see the plans for the Church on the counter. I asked another planner about these items. He said they should be in the plans if proposed. On page 2 of the plans I discovered the following (I am going to quote just a few descriptions from one of the missing pages of the plan, page 2):

Building Legend

E. ADMIN./CAFE Full service kitchen with indoor/outdoor seating; Church Offices.

G. TOWER Focal Feature; Shaded play/ Kiosk / Amphitheatre Sound Booth

Landscape/Hardscape Legend

1 VILLAGE GATEWAY Visual / Pedestrian "Front Porch uses: Cafe/Bookstore/Dining Terrace

2. CHAPEL GARDEN Frames Chapel / Terminal Vista; Wedding Garden/ Gazebo/bamboo Screening

3 TIDAL PLAZA Fellowship Plaza/Amphitheatre; Pop Jet Fountains; Embedded Sculptures, Tidal Focal

4 LITTLE SQUIRTS COURT Soft Play Children's Area visually accessible from Fellowship Plaza

8 CHILDREN'S OUTDOOR PLAY Age appropriate themed Outdoor Play zones.

My comments.

1. Sound System

The above features, all ignored in Mr. Santos' noise analysis except item 8 from the Landscape Legend, on their face raise potentially significant noise impacts. Mr. Santos' explanation to me of not considering them in his negative declaration is that they were not in the proposal. I told him I had heard about a sound system that was not amplified. He said there is no such thing. He said if it is a sound system, it is amplified. Subsequently I found the following in a copy of the Church's sound report given to me by a neighbor (I later discovered it was in Mr. Santos' file):

MISCELLANEOUS ACTIVITIES. "There will be no outdoor amplified music, however there would be a localized speakers system that provides low volume background music." Page 8.

How can this be ignored in the negative declaration? Doesn't it at least merit an explanation? I would not be aware of this if I relied solely on the D-MND, even when supplemented by Mr. Santos' oral representations. I live immediately north of the Church. Normal conversations at night are a nuisance unless I keep my windows closed (we do not have air conditioning). If the people outside can hear the music, I can hear the music.

The Church's noise study continues: "Although a detailed plan showing the location of the speakers is not available, the speakers will be calibrated to emit 70dBA or less at 3 feet from any speaker." Page 8. Since this is not in the proposal at all according to Mr. Santos, does this mean it is not permitted? Then what purpose is served by the sound control booth in the Tower? See Plans page 2, missing page 2 of attachment 2. Mr. Santos cites this study in his list of documents utilized. Doesn't he have a duty to explain potential negative impacts discussed in Church documents he utilized?

The Church's report says a detailed plan for the speakers is not available. That suggests the application is inadequate and the planner should not have issued a D-MND. And if the planner does act on the incomplete record, its own standards require that this be designed a potentially significant impact because of lack on information showing that it will not be one. At least it should have been considered under the cumulative effect category. Item XVII.b).

Finally, this portion of the Church's study concludes, "The resultant sound levels would be less than the 50dBA at any project property line and comply with the City's noise ordinance requirements." This again raises my fundamental objection that the fact no ordinances are violated does not rebut the potentially significant impact. If the standard for a conditional use permit was only that no laws are violated, there would be no need for the entire process. Normal code enforcement would be sufficient. Yet the Church's response is the same response I got from Mr. Santos repeatedly, leading me to infer that he and the Church's noise study both fail to meet the standard for a negative declaration.

2. Item 4 [from the Landscape Legend of page 2 of the Plans] *LITTLE SQUIRTS COURT Soft Play Children's Area visually accessible from Fellowship Plaza.*

The "soft play area" is near the Tidal Plaza, containing "Pop Jet Fountains." Have you ever heard little squirts around water? It is not quiet. If the child play areas in Item 8 of the Landscape Legend required mitigation (the only mitigation required other than for water runoff), why is this play area totally ignored in the D-MND? Also, regarding the two other play areas noted in item 8, if noise to the south must be mitigated by a seven foot high sound wall, why not noise to the north? I cannot tell if there are any walls on the north side of the play area. At a minimum, this should have been explained in the negative declaration.

3. Item 3 [from the Landscape Legend on page 2 of the plans] *outdoor amphitheater*

Other items listed above from page 2 of the plans so obviously raise the potential of noise impact, that the failure of Mr. Santos to address them is inexplicable unless his explanation is true: that he believed the Church's current plans do not propose an amphitheater, outdoor dining, or a sound system. The desk copy did show hardscape improvements designed to create high quality outdoor gathering places. I asked him about this and why he had not addressed it. He said this was not an amphitheater and did not have any more impact than the courtyard outside

city hall – people stop to talk when they leave a building. The two situations are not at all comparable in function, design, or location. Even if they were, it should have been noted as an explanation when he concluded that there was no potential significant impact. Why is no mitigation required for an outdoor amphitheater that may be used for unidentified events and perhaps has an outdoor sound system? If a child's playground requires mitigation by a seven foot soundwall, why is there no requirement of a soundwall in the gap between the Administration/Café building and the Tower. Unlike the playground areas, the amphitheater and outdoor dining mentioned next might be used at night.

DT38

4. *Item E [from the Building Legend of page 2 of the plans]. Café*

With regard to the café, Mr. Santos said there was no proposal for outdoor seating, contrary to what I later discovered on page 2 of the plans. Is that where the outdoor music will also be situated? I told him I had heard conflicting statements regarding when the café would close – 10 or 11 p.m. He told me that the Church said it would close at 10 p.m. This is too late for a residential neighborhood, and even if permitted it should have been disclosed and explained in the negative declaration. But worse, I do not even see any time limitation in the D-MND. Even in commercial areas, there are time limits.

DT39

5. *Parking Structure Noise*

Mr. Santos notes [D-MND page 20 item d), Discussion] that the parking structure is a noise source identified in the Church's noise study. He reports that the study concludes that future exterior traffic levels would be in compliance with the City's noise ordinance. He concludes the section with a finding of Potentially Significant Unless Mitigation Incorporated, but the only mitigation required in the noise portion of the study consists of a wall near two of the play areas. This implies that he had found that the parking lot does not have a potentially significant noise impact. Yet the Church noise report he relies on says the following: "Noise from parking structures typically consists of vehicles arriving and departing, vehicle movement within the parking structure, wheel squeal, car alarms, opening and closing of car doors, and peoples' voices. Quantification of parking structure noise is difficult to predict due to many variables." The Church's study concludes that design features will reduce parking structure noise to levels similar to the current condition. Nowhere does Mr. Santos discuss whether that level has a potentially significant impact. Car alarms are currently a disturbing factor. The other noises are in the words of the Church's own report, difficult to quantify. In addition I mention elsewhere in this letter other authorized and unauthorized uses of the parking lot that generate significant noise. There are no requirements that the Church control unauthorized use of the parking structure. The lack of information about these effects requires a finding of potentially significant impact.

DT40

6. *Other Activities*

Attachment 3-4 to the D-MND identifies many activities taking place on church property including the following evening activities: Sunday school, small group meeting, team meetings, youth meetings, and music rehearsals.

In addition the Church says the following about special events in footnote ***: Special

DT41

Events are not regularly scheduled events. They may take place any day of the week except Sundays. Activities associated with special events conclude by 10:00 p.m." How can Mr. Santos find no significant noise impact based on this material attached to his negative declaration, and how can a negative declaration fails to include any of this in the explanation be considered adequate? One night around midnight I requested that the Church cease outdoor dismantling of a metal stage following one of these special events and received the reply, "We should be finished soon."

In addition, one activity starts as early as 6 a.m. The attachment also reports a total daily attendance of more than 1000 per day except Monday and Friday. Attachment 3-4.

These other activities are not specified with any detail (e.g., D-MND page 2 Table A, C - meeting space for other large groups/functions), therefore there is insufficient information to conclude that there is no significant negative impact. This shows that the application for the conditional use permit is incomplete for purposes of issuing a negative declaration. There already are numerous occasional activities in parking lot that cause noise (e.g., outdoor barbecues, nativity scene viewing, arrival and departure of buses, musical performances). These do not appear to have been considered even though they suggest the potential for significant impact alone or cumulated with other activities. There is no explanation of what additional occasional uses are planned other than weddings and funerals. Since the D-MND contains no restrictions, the lead agency lacks sufficient information to make a finding of no potentially significant impact.

OT41

There also are some occasional uses that are not authorized by the Church but which the Church has told me it cannot control – such as late night fireworks, auto racing, model car racing and model airplane flying, skateboarding, and playground activities. Though the Church is not proposing these activities, their existence impacts the total cumulative effect of the events the Church will sponsor.

7. Construction Noise

A negative declaration requires consideration of construction noise. D-MND p. 6 item 2. There are standard conditions imposed on construction by the city. However, I imagine that it is extremely unusual to see proposed a 30-month time period for construction in a residential neighborhood. Disruption of quiet enjoyment of one's home and neighborhood from 7 a.m. to 8 p.m. Monday through Saturday might be tolerable for a few days or weeks, but not for two and a half years! Meeting the requirements of city ordinances does not justify ignoring the impact. The city standards do not adequately mitigate the harm. CEQA might still allow the noise to occur, but at minimum in this situation it would seem to require an EIR. The Church's own noise study, 4.4 CONSTRUCTION/DEMOLITION p.7 says that "A construction phasing plan has not been developed at this time; therefore only a general estimate of construction noise levels can be provided." This shows that the proposal is incomplete and cannot provide the basis for finding no potential significant impact. It is not reassuring that the concluding sentence of this portion of the study states, "The construction contractor would be required to comply with the City's Municipal Code." I have called to complain on prior occasions about noise, and the response of the Church has been they cannot control when the contractor chooses to do work. If this does not need to be addressed under noise, then it should have at least been addressed under

OT42

public services, because it sounds like the responsibility is being shifted back to the city. This open-ended 30-month construction window obviously raises potentially significant noise impact unless mitigated, and merely requiring compliance with the City's noise ordinance is not an adequate response or even explanation.

Element X.b, addresses groundborne vibration or noise levels. Mr. Santos does not require any mitigation of construction noises. We have experienced disruptive vibration from previous construction work and see no mitigation measures being proposed to address that.

The Church's own noise study identifies the issue of traffic noise. Increasing traffic volume will increase the amount of traffic noise. The Church's study was only concerned with impact of traffic noise on the Church, not with the proposal's impact on the neighborhood resulting from increased traffic. Mr. Santos' report ignores the fact that some traffic is going to be redirected from Loma to Adams and to 17th Street. This needs to be addressed in the negative declaration. For more on this issue, see discussion of traffic impact, elsewhere in this letter.

DT42

8. Noise from trash collection and loading or delivery docks.

Rainbow currently picks up trash from a large metal bin three days a week from a ramp located outside the Worship Center just south of Adams. Pickup often occur around 7 a.m. This creates loud disruptive banging of metal and truck backup warning beeps. I complained to the Church about this at the neighborhood meeting. I was told by Church official they would consider relocating the trash pickup. I spoke to Ron Santos. He told me that not even the current location is shown on plans, though there are requirements that the location of trash storage bins be shown (see discussion of Hazardous Waste). Mr. Santos obtained for me a statement that there were no plans to relocate. His position seems to be that if it is not being changed, it can be ignored. However, a negative declaration requires consideration of cumulative impact. New plans without significant impact when added to existing noise can cumulatively cause a significant impact.

DT43

Building plans I recently discovered show that there will be a loading dock or delivery dock for the Café/Admin building. This is also ignored in the negative declaration, yet matters like this have resulted in mitigation requirements in other cases in this city. Therefore there should be a restriction on the Church before finding no potentially significant impact. At a minimum, there should be some explanation why no mitigation is required.

DT44

AESTHETICS

I believe that there were prior conditional use permits [CUPs] granted on this property with restrictions to mitigate aesthetic impact. This is ignored in the current D-MND. This raises a critical issue that is not addressed: does this CUP supersede limitations imposed by prior CUPs? I have not been able to get a clear answer to this question. Originally this application for a CUP was submitted as an amendment to the existing CUPs, and this is what I was told at the meeting the Church held for neighbors. At some point this application was changed to a new application. Why? Because an amendment would leave prior conditions unless expressly changed? Does this new process impliedly repeal all prior conditions? Either way, this merited discussion in the negative declaration and the public had a right to be informed. This omission is another demonstration that the finding of no potentially significant impact is not justified.

DT45

Since the aesthetic aspects have already been approved by the Design Review Board, this omission and others makes me wonder if the Board was aware of these omissions. Are there publicly available findings of the Design Review Board that members of the public can inspect?

The Church's proposal identifies several aspects as visual focal points, including the large tower. The reduced plans included in the public version of the D-MND are difficult to read, but it appears the Tower is 84 feet, and a sketch of the completed campus illustrates how it will serve as the focal point for the campus. These large structures and a parking structure totally out of place in a residential neighborhood will dominate the neighborhood vista. Very few parking structures exist in the entire city and to my knowledge are all part of a commercial development or partly commercial development in a commercial area (Plaza Almeria). This is not specifically addressed in the negative declaration.

Item XIII d. on page 23 addresses light or glare. It states that lighting will be similar to the existing site. What about the outdoor dining area and other gathering areas? These do not currently exist. Do the plans show where the lights will be? There is not sufficient information made public to justify a finding of no potentially significant impact.

TRAFFIC

Mr. Santos' discussion of traffic on page 14 of the D-MND specifically notes "one activity at the project that is notable" is the preschool pickup and drop off on Loma Avenue, Main Street, and 14th Street. He says the proposed project does not significantly alter the preschool activity. Besides ignoring this traffic as part of the cumulative impact of the project, he may be factually wrong. According to statements made to neighbors at the Church meeting, in order to address concerns of residents on Loma about traffic generated by drop off and pickup of children at the schools, this traffic will be redirected to Adams and 17th. The relocation is also noted in the D-MND page 2 table A item B. Santos appears to be unaware of it and totally fails to consider the impact on Adams and 17th Street.

One potential safety impact that I would like to specifically address is the speed and amount of traffic westbound from Main to 17th on Adams. Traffic exiting the alley between Main and Shipley or turning from Adams into the alley cannot be seen by westbound traffic on Adams because of a blind curve. This currently exists, but increase in traffic will exacerbate this problem. I specifically raised this concern at the Church meeting with neighbors and requested them to look into mitigation. It has been ignored.

Mr. Santos' explanation of the traffic impact assumes that various mitigation measures [e.g., limiting attendance below capacity, shuttle service] will be taken but does not check the box requiring mitigation. If the no impact or less than significant impact finding is based on mitigated activity, that should be a requirement of approval.

I question the conclusion there will be adequate parking based on the fact that Church staff members are currently instructed to park in residential streets to save places for church members on Sunday.

HAZARDOUS MATERIALS.

The D-MND page 18 says there are issues relating to capped oil wells and methane but that because of city policies, there is no potentially significant impact. As we saw on Bushard not too long ago, city policies don't always prevent accidents. I am not confident this conclusion justifies a negative declaration without mitigation.

OT46

PUBLIC SERVICES

As I mentioned regarding noise and the parking structure, security might be required to mitigate noise in the structure and the parking lot. There are no mitigation requirements. This might increase demand on police services since neighbors will have no recourse other than calling the police. This is not an efficient use of police resources. Some mitigation should be required for a finding of no potentially significant impact. In addition, some people have expressed public safety concerns regarding concealment of predators in the parking structure. Though we have heard rumors the Church will provide security, it is not a requirement in the D-MND. I can find no element in which to address this other than Public Services.

OT47

HYDROLOGY

This was one of the only two areas where Mr. Santos' notes that mitigation is required. However, I have concerns about whether the mitigation required is adequate. In 1997, an El Niño year (and I fear there will be more), the flow of runoff rainwater exceeded existing capacity along Shipley and Adams near the Church. I do not know if the City Planning Department took this into consideration in requiring mitigation. It might not be sufficient to handle the problem in extremely heavy rainfall. Though this area is not in a flood zone, danger of localized flooding due to heavy runoff and inadequate storm drains do not appear on a flood map. Anyone who goes by Adams and Lake on a day with even moderate rain can see that, just blocks from the Planning Department.

OT48

Item m on page 12 of the D-MND speaks of potential discharge of stormwater pollutants from areas of material storage (including waste handling and loading docks), yet when I asked Mr. Santos whether the Church was relocating their current waste storage and pickup area, he said it was not shown on any of the plans. How can he conclude there is no impact if he does not even know the location?

OT48c

He also reports that the proposal does not include delivery areas or loading docks. Item m, page 12. I believe the plans for the Administrative/Café building do include a delivery area or loading dock, in which case he is factually wrong. Perhaps some of this is identified in the cited attachment 23, but it is not an attachment that was part of the document made available for public inspection.

OT49

AIR QUALITY

There are restrictions on construction for air quality purposes in the city's standard conditions. Has staff considered whether the parking structure or Café will have any impact on air quality? I did not see this in his explanation for his finding of less than significant impact. I also do not think he has explained why the very impacts he has identified are less than significant. Again he seems to suggest that absent a violation of the law (in this case SCAQMD

OT50

thresholds), there is no significant impact. Mere compliance with the law does not justify per se a finding of no potentially significant impact, and ignores the cumulative impact. He concludes that the standard construction limits on construction will prevent any potentially significant impact during construction, but no obligation is imposed on the Church to monitor the contractors, something they have refused to do in the past.

DTCO

ELEMENT XVII, MANDATORY FINDINGS OF SIGNIFICANCE

The findings on items b and c are inadequate because of the inadequate review of the other elements.

CONCLUSION

The numerous issues ignored or inadequately addressed demonstrate that there was insufficient information to justify a finding of no potentially significant impact, or that the application was incomplete, or that Mr. Santos often applied a standard of review that only considered whether there would be violations of ordinances (a standard that is not sufficient for a Negative Declaration). Therefore the negative declaration should not be adopted and an Environmental Impact Report should be required. At least, the City should investigate the concerns I have raised and require revision of the plans to adequately mitigate the potentially significant impacts.

JSI

Submitted by David Treiman
June 11, 2007.

David Treiman

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AUG 08 2007

Huntington Beach Planning Department
Attention: Ron Santos, Associate Planner
From David Treiman

July 2, 2007 [Typographical and grammatical errors corrected Sunday, August 5, 2007]

Comments on Draft Mitigated Negative Declaration No. 06-008.
These comments supplement my comments of June 11, 2007.

OBJECTIONS TO THE COMMENT PROCESS

At the outset I wish to raise new objections to the fairness of the comment process. The fairness of the initial comment period (May 24 through June 12) was compromised by a clerical error that omitted several critical pages from the attachments to the Draft Mitigated Negative Declaration (D-MND). While I appreciate the decision of the Planning Department to extend the original comment period to July 2, notice of this fact was not published until the June 28 issue of the Huntington Beach Independent (apparently because of an error on the part of the newspaper). Although residents did receive a letter extending the comment period, it was identical to the original notice except that the closing date was changed from June 12 to July 2. A person who had already reviewed the D-MND would have no reason to know that important additional documents had been added to the copies at the Planning Department counter and at the Central Library after June 10.

0152

On June 18 the First Christian Church held a meeting to discuss the plans with neighbors. At this meeting, Senior Pastor Bruce Templeton said he had read the public comments on file in the Planning Department. He said that in response to concerns expressed in the letters and to financial considerations, the church was modifying the plans and would delete several items from the proposal. He said that the revised plans would be submitted to the city on June 19. Over the next nine days I and some of my neighbors attempted to review the revised plans. I was told on June 19, 21, 25, and 27 by the Planning Department that no new plans had been submitted. On June 27th I was told that the City had received an e-mail from the church promising the plans would be submitted soon. I was first able to obtain these revised plans and a revised narrative on Thursday, June 28th. I suggested to Ron Santos that citizens could not be expected to comment by July 2 since most would not have an opportunity to review the plans or probably even have notice of the revisions. Mr. Santos could not comment since he had not had an opportunity to fully review the new plans, but he said the comment period probably would not be extended if the revisions consisted solely of deletions from the original plans. In fact, the new plans and revised narrative do not consist solely of deletions. They reveal new information shortly before the end of the comment period, leaving the public without adequate time to review the changes and file comments with the city. I had prior commitments this past weekend and am struggling to complete these comments in time to file them today. If I had more time, I could have done more to support my objections to the D-MND.

The promises and representations made by the church at the meeting with neighbors on June 18 probably induced some neighbors to refrain from commenting on the original plans and the

D-MND. However, based on my review of the new plans and narrative and on a conversation with Mr. Dyson, project manager for the church, I discovered that the revised plans and narrative made available on June 28 were in several respects inaccurate, misleading, incomplete, or contrary to statements made on behalf of the church at the neighborhood meeting on June 18. With respect to some of these items, Mr. Dyson admitted there were errors and represented that the church planned to correct the errors by filing revisions with the city as quickly as their architects could respond. Though I appreciate his candor and willingness to correct good faith errors, this does not eliminate the unfairness and perhaps illegality of asking the public to comment on plans that have changed several times during the comment period and perhaps have not been finalized. I want to stress that these changes do not consist solely of deletions – they clarify and add to the original materials in a manner that compromises the public's ability to review and comment on the adequacy of the D-MND. More than that, the manner in which the comment period has developed probably makes it virtually impossible for the city planners to conclude that the project (elements of which still have not been accurately presented in the newly revised plans and narrative) has no potentially significant impact on the environment.

I spoke with Mary Beth Broeren on Friday, June 29, and expressed some of these concerns to her. She told me that it was too late to extend again the comment period which is due to expire Monday, July 2 because it would be impossible to give the public timely notice. However, she did recognize that there were problems with the process that needed to be reviewed. She told me she would raise these issues with her superiors in the Planning Department and recommend that they consider new notice and a new comment period. I would strongly urge that the Planning Department take such action now. I told Mr. Dyson that this was my position and suggested that it would seem to make more sense for all parties affected to remedy the problems at this stage than to continue to the Planning Commission or City Council and be faced with having to go back to this stage at a later time.

At the meeting with the neighbors on June 18, most of the neighbors in attendance and the church representatives expressed a willingness and desire to work together to allow the church to renovate its campus and accomplish its goals while respecting the community interest in preserving the nature and quality of the neighboring residential zones and avoiding unreasonable disruption for the 30 months of construction and the future decades of operation of the Next Wave of the church's development. I hope that the neighbors will be given the opportunity to work with the church to make suggestions that will balance these interests, and enable the church to submit final plans that the city can fairly review for environmental impact before the neighbors are asked to comment again.

Summary of Additions and New information in Revised Narrative and Plans

These are some of the points in the revised narrative and plans (made available on June 28, 2007) that raise concerns regarding the completeness and accuracy of the existing Draft Mitigated Negative Declaration.

Revised Narrative

Page 2, item E. The bookstore is not in the narrative or general plans. Mr. Dyson told me this is

going to be corrected.

Page 2 provides new information about the "Tidal Court" which I assume refers to the Tidal Plaza identified in the plans. This new information raises concerns about noise. DT54

Page 3 states the number of spaces in the parking structure as 299, though the original narrative states the number as 129. This was apparently a correction of an error, but citizens might have been confused and not been aware of the actual size until this correction was made available on June 28. DT55

Page 4 reveals for the first time the intended hours of operation of the café. No mention is made of the bookstore. DT56

Revised Plans [page 3 is missing]

Page 1. The Tidal Plaza now more open to Adams Ave. than it was under the original plans. This is also true of the Little Squirts Court. This could affect noise on Adams. DT57

Pages E3 and E4 were not included in the copies of the D-MND, even as corrected after June 11. I saw them for the first time on June 28. They show a 42-foot tower on the Café/Administration Building that even Mr. Dyson did not recall. DT58

Page F2 still shows the large tower. Mr. Dyson says that this was an error and will be corrected. DT59

G1 and G2 are diagrams of the parking structure that were not included in the D-MND. G3 consists of new drawings of the parking structure and show an architectural tower and an elevator tower we did not know of until June 28. DT60

**SPECIFIC OBJECTIONS TO FINDINGS IN
DRAFT MITIGATED NEGATIVE DECLARATION**

In addition to the objections I raised in my letter of June 11, I have several new matters to raise. I learned about these new matters from the revised plans and narrative made available on June 28, and from meetings and conversations with Associate Planner Ron Santos and representatives of the church. I discovered new information, misinformation, or gaps in information that lead me to question the findings of no potentially significant impact regarding several matters. I will discuss these matters, but first I must point at that at this point, the last day of the comment period, I still do not understand exactly what the church is proposing with respect to several important aspects of the project. DT61

Issue of Deletions from Initial Proposal

Early in the meeting on June 18 with neighbors, Senior Pastor Bruce Templeton assured neighbors that several specific aspects of the plan to which neighbors objected were being deleted from the plans or were only mistakenly identified as in the plans in the first place. My notes of that meeting show these were the large tower, the Little Squirts Court, the Amphitheater, the outdoor DT62

sound system, and pop jet fountains. He told us the revisions would be submitted on June 19. The revised plans and narrative made available on June 28 did not fully correspond to these representations. Mr. Dyson, project manager of the church, responded to my request for clarification. These were the items we discussed.

Page F2 of the plans still shows the large tower, though it was deleted on other pages. Mr. Dyson said this was an error. The tower has been deleted and corrections will be submitted to the city.

Little Squirt's Playground

This is still in the plans. Mr. Dyson told me that there was no intention to delete this. He said that either I misunderstood or that someone misspoke. This element was not addressed in the D-MND and I raised this objection in my letter of June 11. This is a playground area. Two other playground areas were the only elements requiring noise mitigation in the D-MND. This aspect at least should be addressed in the D-MND. Mr. Dyson assured me that it would be screened in and only used on Sunday morning. If such a limit exists, shouldn't it be expressed in the plans or narrative and in the D-MND? If these limits are not required, this would heighten my concerns about the noise impact of this playground area. On Thursday, June 28, outdoor activity involving inflatable playground equipment, water fights, and noise continued all day. This occurred in the area where the Tidal Plaza will be. We could hear it, as well as outdoor music, from our house with the windows open. We do not have air conditioning and should not have to keep windows closed in the summer.

Amphitheater.

At a church meeting with the community about a year ago, I heard that the church planned to have an outdoor amphitheater. Page 2 of the original plans lists an amphitheater in the Tidal Plaza. Ron Santos told me he did not address this in the D-MND because it was not part of the project proposal. At the meeting with neighbors on June 18, Mr. Templeton said the amphitheater was deleted, and this is stated in the revised narrative. However, the revised narrative on page 1, item 6, says there will be landscaping and hardscaping "designed to create high quality outdoor gathering places." Page 2 of the revised narrative says the Tidal Court [Plaza?] will serve as the main gathering area and will be open to the public. It will include tables and chairs to support the café and hardscape improvements suitable for informal gatherings. Mr. Dyson told me this hardscape will include tiered seating. It seems like it modeled on the amphitheater at Bella Terra. I asked him what was the difference between this and an amphitheater. He told me an amphitheater has a sound system and scheduled events, and the Tidal Plaza will not have either of these. Nevertheless, I believe this aspect of the project cannot be ignored in the D-MND.

Sound System.

The D-MND does not address the issue of an outside sound system. Mr. Santos told me this was because none was proposed. However, the messages I have heard and seen are inconsistent. I recall Mr. Templeton saying at the meeting on June 18 that there would be no outdoor sound system. Someone else said there would be no outdoor amplified sound system. The new narrative says no outdoor amplified music. The church's noise study on page 8, said: "There will be no outdoor amplified music; however there will be a localized speakers system that provide low

volume background music." Reading these together, I am not satisfied there is no outdoor sound system as promised on June 18. Mr. Dyson told me there will be no outdoor speaker or sound system and that the narrative will be corrected. Until this is clarified, it should not be ignored in the D-MND, especially since the original plans upon which the D-MND was based indicated the tower would contain an amphitheater sound booth.

OT66

Café and Bookstore

I don't understand why a commercially operated café and bookstore open to the public in an area zoned P/PS does not violate the general plan and zoning laws of Huntington Beach. Even if allowed, mitigation should be required. Therefore the D-MND is inadequate regarding element I on page 7.

OT67

My neighbors and I have commented on our concerns relating to noise, odors, and traffic caused by these operations. Nowhere in the original D-MND were we given information relating to the capacity and hours of operation of these two activities. At the meeting on June 18 we were told that the café would seat 70-80 inside and 15-20 outside. It would operate from 7 a.m. to 9 p.m. seven days a week [this is changed slightly in the revised narrative]. There will be a full kitchen. The bookstore and café together were intended to create a welcoming environment for church members and the public comparable to a Barnes and Nobles and a Starbucks. I asked if the church would at least consider limiting the hours of outdoor dining. I was told this would be considered. For the first time the revised narrative provides some details regarding the hours, but not size, of the café. It ignores the bookstore. I was told that unless limits are imposed in the conditional use permit, there are no restrictions on the operation of the café or bookstore. This is not the document to address the conditions, but without any restrictions I don't see how the D-MND can declare there is no potentially significant impact.

OT68

I believe Mr. Santos said there was nothing in the proposal about outdoor dining. However, on another occasion he told me that if one has an approved school, that implies playing outside anywhere but in a parking lot is permitted. Under that logic, if one has a café, is outdoor dining permitted anywhere but the parking lot?

Mr. Dyson said the bookstore was omitted by error, and the narrative will be corrected. I cannot comment because I have not seen the final narrative, but I wonder whether there will be limits on its hours.

OT69

There is a receiving entrance for this building. Will delivery hours be limited? I believe they were for Target and Walmart. Why is this ignored in the D-MND?

OT70

Traffic is already congested in the late afternoon at Adams and Main. Has the traffic impact of these two commercial enterprises open to the public been addressed? I didn't see it in the D-MND.

OT71

I just discovered on pages E3 and E4 [not made available before June 28] that there will be a 42-foot tower on this building. This raises concerns about aesthetics and how it fits in the neighborhood.

OT72

Another citizen has raised questions about odors from the full service kitchen. I saw nothing in the D-MND regarding this.

OT73

Even if allowed by the zoning laws and general plan, I would expect to see some mitigation

OT74

required to protect nearby residences. I recall reading that the city imposed such requirements on Target, Walmart, and the Moulin Rouge restaurant. It seems obvious that noise, odors from the kitchen, parking (slamming doors, car alarms), and traffic generated by these uses create a potentially significant impact on the neighborhood, even if mitigated. When I asked whether the church would consider limiting outdoor dining hours, I was told it would be considered. When I asked whether the limits would be incorporated in the request for the CUP, I did not get an answer. It is my understanding that mitigating measures must be in the negative declaration and means of enforcement must be considered before the potential impact can be disregarded. If allowed at all, these activities must be limited.

OT 74

Mistake regarding parking structure. New diagram of parking structure.

The original narrative said the parking structure would hold 129 spaces and the new narrative says that it will hold 299. Mr. Templeton did not return my call because he is out of town, but Mr. Dyson, the project manager called me this morning. He said the first narrative was in error - the total parking spaces now listed is only one space more than before (580 compared to 579), but the number of spaces in the structure was erroneously reported as 129 in the first narrative - it has always been intended to have 299 spaces.

OT 75

I also discovered that the plans include pages G1 and G2 relating to the parking structure that I had never seen before. These pages were not even included in the corrected version of the plans made available on June 7. Page G3 shows an "architectural tower" as part of the parking structure.

In addition, it was revealed at this meeting that the plans are still incomplete with regard to several matters. Height, lighting, and hours of usage still have to be finalized. For example, it appears that it has not yet been determined what hours the parking structure would be in use, how it would be secured when closed, and what type of lighting will be used. Without knowing this, how can a negative declaration regarding noise, parking, and light be made?

OT 76

Special Events

The revised narrative says on page 2 that there will be no regularly scheduled outdoor gatherings. On p.4, Hours of Operation, it says weddings, and related activities, along with other special events held at the church will end by 10 p.m. It says that weddings and funerals may take place on any day of the week except Sunday. Attachment D estimates 350 attendance for planning purposes. This creates the potential for noise from events ending at 10 p.m. in a residential neighborhood with people going to cars, talking, slamming doors, etc. This narrative seems too vague to justify a finding of no potentially significant impact.

OT 77

How often is occasional? I recently learned that the church should have been obtaining activity permits for special activities held in the parking lot, and is limited to four a year. I was told that apparently the church was not aware of this requirement. I also recently learned from Ron Santos, that this requirement only applies to use of the parking lot and it can be circumvented by the issuance of a conditional use permit allowing such activities. If the church specifies in its narrative occasional special events, have they just eliminated any restrictions on outside events? I

OT 78

don't know what the church is actually requesting or what limits remain. None of this is addressed in the D-MND. Based on the information provided, I do not see how the Planning Department can find no potentially significant impact, especially given the rigorous legal requirements for a negative declaration.

I am concerned about outdoor special events. In discussing this recently with Ron Santos, he said that outdoor play events, like one that occurred on June 28, would not require an activity permit because it would be a natural activity of a campus with a school. It can take place anywhere on campus except parking lots. Then what is point of requiring sound walls only on the two designated play areas on the south side of the campus? Does this mean there is no limit to frequency, duration, or time of such activities? On June 28, there was even an outdoor sound system. This cannot be ignored in negative declaration.

We were told at the meeting of June 18 with the church that all events will end by 10 p.m., unless neighbors are notified. The revised narrative says events will end by 10 p.m. But it takes time for people to clear out. What steps will the city require to assure that these promises are kept. I have evidence that activity has continued past ten, and at least once past midnight.

Are there any limits on frequency, duration, location, and time of these occasional special events? It seems there is a potential for significant impact if not limited or mitigated.

Prior Conditional Use Permits and Restrictions

After the church held a community meeting last summer, I went to the Planning Dept. and looked at the existing conditional use permits for the church. My memory is hazy, but I recall seeing several CUPs with some limits imposed by the city including, I believe, on the size of cross and signage, and restrictions on simultaneous use of various facilities. I discovered recently that the church's application was changed from one amending the existing CUPs to a new CUP. Ron Santos told me on Thursday that this supersedes prior CUPs and accompanying limits. If true, shouldn't this have been discussed in the negative declaration?

Construction Noise

At the meeting with the church on June 18, I raised concerns about the long hours allowed for construction. I was told there are no plans to do construction on Saturdays, and that contractor would normally begin at 7a.m. and cease mid-afternoon. I asked if church would agree to these as limits in the CUP, and I was told it would be taken under consideration. Some mitigation is essential. How common are construction projects of this duration in a residential neighborhood?

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To Huntington Beach Planning Department

From David Treiman, Shipley Street

August 8, 2007

**COMMENTS ON REVISED DRAFT MITIGATED NEGATIVE DECLARATION FOR
FIRST CHRISTIAN CHURCH DATED JULY 19, 2007**

I submitted comments on June 11 to the original Draft Mitigated Negative Declaration. I submitted supplemental comments on July 2, when the original D-MND was corrected to include pages accidentally omitted.

On July 19, the Revised D-MND was made available, along with a third version of the narrative and some additional plan changes. In fact most of the problems I raised in my June 11 and July 2 comments still exist. However, it appears that none of my comments have been addressed in the revised D-MND. Therefore, I wish to reassert those objections and request that you read those letters and treat them as applying to the revised D-MND of July 19. My comments in the first two letters with respect to the flawed comment process have been mooted by the revision of the D-MND and third comment period. Although my objections to the process have been mooted, my substantive objections still remain.

My neighbors, in their many letters to the Planning Department, have addressed many of the points I have raised and more, so I won't repeat them all in this letter. In this letter I wish to focus on four areas:

1. General remarks about the nature and size of this entire project.
2. A brief remark about traffic.
3. A brief remark about construction and air quality.
4. Extended remarks about potentially significant outdoor noise. This is the area that I believe has received the least attention by the Planning Department and the area that will most significantly disturb neighbors to the north of the church property. Therefore, I will also reiterate some points raised in my comments of July 2.

1. General Remarks About Nature and Size of the Project.

This is a huge project for a residential neighborhood and merits an Environmental Impact Report. It seems larger in size and duration than the Senior Center in Central Park, where an EIR is being prepared. The very fact that the city is requiring a three-level parking garage in a residential neighborhood is prima facie evidence it is too large for its location. I do not know of any other parking structures in Huntington Beach near a residential area that are not part of a commercial development. Bruce Templeton's video description of the project ("Bruce's Next Wave Presentation") is available on the church's Website. He stresses the enormity of the project: "This

is a God-sized endeavor." "We are attempting to do something so great, of such magnitude, that the only way we can accomplish it is with God's help." He notes that within five miles of church there are 307,000 people and that 58% do not attend church anywhere. He says that means "there are over 178,000 people within five miles of our church building who do not know Jesus Christ." Their mission is to reach those 178,000 people. The proposed project and list of activities reflect those broad ambitions. It is clear that part of the model for this project are large modern shopping centers, specifically in this case Seacliff and Bella Terra. The style of shopping mall architecture is totally out of character with the residential neighborhood. At a neighborhood meeting Bruce Templeton said the goal of the proposed café and bookstore was to create a setting like a Starbucks and Barnes and Noble. But what Starbucks seats 80 inside and 15 to 20 outside? He said in the video, "the church was never intended to take a back seat to commerce." But it seems like more restrictions have been placed by Huntington Beach on restaurants and big box retailers in areas zoned commercial than are being placed on the church's commercial enterprises. This project is intended to accommodate growth for the next half a century. If this does not require an EIR, then this process seems to be making a mockery of CEQA.

OT83

OT84

OT85

A picture is said to be worth a thousand words. The video includes a simulated tour of the proposed campus. One cannot truly appreciate the enormity of this project without viewing the video and listening to Pastor Templeton's eloquent description. I urge the members of the Planning Commission and of the Planning Department to view this video.¹

OT86

I am not opposing the church's mission, nor their desire for a modern facility to further its mission. All I am asking for is that city officials realize the scope of the project, appreciate the potential impact on the community as required by CEQA, and require appropriate mitigation to protect the rights of the community and the immediate neighbors of the church. I believe the original and revised D-MND do not discuss or recognize several potentially significant impacts and do not require adequate mitigation, especially with regard to noise. These are the matters this letter will address.

OT87

2. Traffic.

For the reasons mentioned in my General Remarks, it seems inconceivable that this project will not have a potentially significant impact. Traffic on Adams at Main and at 17th is much worse than it was a few years ago. It often takes more than one light to get across Main Street in the late afternoon. Seventeenth and Adams probably requires a traffic light. Speeding westbound traffic on Adams around the blind curve just west of Main makes exiting the alley onto Adams extremely dangerous. Church activities already contribute to the problem, and not just on Sunday. The plans divert traffic from Loma to Adams and to 17th. I believe it is contrary to CEQA to ignore the

OT88

¹ www.fcc-connection.com/home.asp

Click box on left side of page "Next Wave"

Click on "Media" on right end of top line,

There are three videos – the most relevant is the third, "Bruce's Next Wave Presentation"

existing problems and just focus on the increment added by this proposal. I believe you ought to be considering the cumulative impact. I also believe that the explanation for the negative declaration regarding traffic cannot be reconciled with the scope of expansion described in the video on the church's Website.

DT88

3. Construction and Air Quality

The July 27, 2007 issue of the Los Angeles Times reported, "20% of California's diesel pollution comes from the construction industry. Building, mining and airport vehicles are responsible for an estimated 1,100 premature deaths statewide every year and more than 1,000 hospitalizations for heart and lung disease, along with tens of thousands of asthma attacks, scientists say." The article reported that the State Air Resources Board has imposed new restrictions to construction equipment to protect the public health. Even though these new laws have not yet taken effect, the state has found a need to act. I have attached a copy of the article. This cannot be ignored in the D-MND. Clearly the state has found there is a potentially significant impact on air quality. Therefore unless mitigated, an EIR must be prepared.

DT89

4. Noise.

The negative declaration ignores almost all noise other than the noise from two playgrounds on the south side of the project. It requires mitigation to the south for the two playgrounds. The other potential sources of noise listed below far exceed those two in number, scope of activities, and duration. These other sources are generally ignored in the church's noise study and by the Planning Department in the negative declaration. As with regard to traffic, the existing activities should not be ignored, and will be part of the future campus. The size, nature, and duration of outdoor activities generated by the "Next Wave," when added to the existing sources of noise, will make life extremely unpleasant for neighbors to the north, and are likely to substantially harm the property values. Focusing solely on the new sources and ignoring the old is like saying that if 10 units of noise is the maximum acceptable, adding five to an existing nine is permissible because the new project does not add more than 10. That does not appear to be consistent with the requirements or spirit of CEQA. I am merely asking that the city recognize these problems and require reasonable mitigation. At the end of these comments I suggest some possible mitigation.

DT90

List of outdoor activities.

1. An outdoor amphitheater. Do not be fooled by the recent addition to the narrative saying that there will be no outdoor amphitheater. That is not true. I will explain below my reasons for saying this.
2. Outdoor sound systems. The oral promise to eliminate this is evasive and not satisfactory, for the reasons I will explain below.
3. Little Squirt's Playground.
4. Outdoor dining.
5. Noisy activities in the parking lot:
 - a. Parties, picnics, and concerts.
 - b. Playing in the parking lot
 - c. Bus trips pickup and drop off.

- d. Car alarms.
- e. Activities in the courtyard that will become the Tidal Plaza.
- f. Dismantling equipment following late night meetings.
- g. People gathering late in parking lot after special events.
- h. Excessive use of leaf blowers.
- i. Trash collection four days per week at very early hours.²
- j. Sports activities.
- k. Uses not authorized by nor controlled by the church that occur in the parking lot include nighttime skateboarding, fireworks, auto racing, model planes and model cars.

0790

AMPHITHEATER

At a church meeting with the community about a year ago, I heard that the church planned to have an outdoor amphitheater. Page 2 of the original plans lists an amphitheater in the Tidal Plaza. The Tower included a sound control booth for the amphitheater. Several previous letter writers objected to this amphitheater. Ron Santos told me he did not address this in the D-MND because it was not part of the project proposal. At the meeting with neighbors on June 18, Mr. Templeton said the amphitheater was being deleted from the plans. The revised narrative states on page 2, "The church will not hold regularly scheduled outdoor gatherings on its campus, nor will the Tidal Court function as an amphitheater." Then why am I objecting to an amphitheater that does not exist? Because it does exist, but locating it is like playing "Where's Waldo," and trying to get a straight answer from the church is impossible. I will attempt to assist you in the search for the missing amphitheater.

0791

The revised narrative on page 1, item 6, says there will be landscaping and hardscaping "designed to create high quality outdoor gathering places." Page 2 of the revised narrative says the Tidal Court [Plaza?] will serve as the main gathering area and will be open to the public. It will include tables and chairs to support the café and hardscape improvements suitable for informal gatherings. Mr. Dyson told me this hardscape will include tiered seating. It seems like it is modeled on the amphitheater at Bella Terra. I asked him what was the difference between this and an amphitheater. He told me an amphitheater has a sound system and scheduled events, and the Tidal Plaza will not have either of these. In addition, as I explain below, it is not clear there will be no outdoor amplified sound. There are already special events held by the church with outdoor amplified sound (including music) even though there is no permanent outdoor amplified sound system. They bring in the equipment for the events in the parking lot (apparently without temporary activity permits) and in the area between the Worship Center and current Youth Ministry building.

But where, exactly, is this tiered seating located? Why was Ron Santos unable to discover this potential amphitheater? I thought it might be hidden in the circular swirls shown on the Tidal

² In fairness to Bruce Templeton, I must acknowledge that he has attempted to address this problem, which I very much appreciate. However, he told me that because Rainbow's contract is with the city, only the city has the authority to address this problem.

Plaza. I was wrong. While viewing the virtual tour of the proposed new campus in the Bruce Templeton's Next Wave Presentation, I saw what looked like concrete benches in the Tidal Plaza – but I agree that is no amphitheater. Then the view changed to the northwest end of the multipurpose building – there it was, the hidden amphitheater. But the videos are not the plans submitted for approval. **So I looked at Plan page C4, and there it was as seen from the West, right where it was in the video (see graphic at the end of this letter on page 9)** Although neither I nor Ron Santos or Mr. Dyson was aware of it, it has been there in the plans all along – both before and after Mr. Templeton said it was being removed. So what was removed? Apparently only the word “amphitheater” and not any structure.

DT91

I ask that the church be required to keep its promise and adhere to the statement in the revised narrative, and that this amphitheater structure be removed from the plans – even if the church promises not to use it regularly or with outdoor amplified music. A video shown to the community a year ago showed the amphitheater being used for concerts and speakers. This will generate noise that will flow unblocked to the north to Adams Avenue, with or without amplification. And what guarantees are there that performers won't bring their own sound systems?

Now that the amphitheater has been discovered, it cannot be ignored in the D-MND. Elimination as promised, or at least noise mitigation (like for the playgrounds to the south) must be required or an EIR must be completed.

OUTSIDE SOUND SYSTEM.

The D-MND does not address the issue of an outside sound system. Mr. Santos told me this was because none was proposed. However, the messages I have heard and seen are inconsistent. I recall Mr. Templeton saying at the meeting on June 18 that there would be “no outdoor sound system.” Another agent of the church, after the meeting, said there would be “no outdoor *amplified* sound system.” The June 18 revision of the narrative says “no outdoor *amplified music*.” The current version in the narrative leaves room for outdoor music and amplified sounds other than music. Is this another attempt to hide the truth? I don't think I am being unduly suspicious because my concern about this came from the church's noise study, which said on page 8, “There will be no outdoor amplified music; however there would be a localized speakers system that provides low volume background music.” Reading these together, I was not satisfied that there is no outdoor sound system as promised on June 18. I spoke with Norm Dyson, project manager for the church about this. He told me there will be no outdoor speakers or sound system and that the narrative would be corrected. But then I received the third and current version of the narrative, dated July 10, and there is no change. If the church wanted to be clear rather than evasive, it could have been. Until this is clarified in writing, the church has not demonstrated no potential noise impact and it must be addressed in the D-MND. I don't have to prove an impact; I must merely demonstrate the potential for an impact. Since the Planning Department is requiring seven foot sound walls to mitigate the noise of two playgrounds on the south side of the campus, it seems obvious that the amphitheater and possibility of a sound system cannot be left unchanged and unmitigated.

DT92

LITTLE SQUIRT'S COURT - Soft Children's Play Area

As I just mentioned, the City has found that the plans for two playgrounds on the south side of the campus have a potentially significant impact unless mitigated. But there is a third playground in the plans (see page two item 4 of the current June 28 version of the plans). At the meeting with the community of June 18, Bruce Templeton said this was being deleted. When I discovered it still in the plans, I spoke with Norm Dyson. Mr. Dyson told me that there was no intention to delete this. He said that either I misunderstood or that someone misspoke. This element was not addressed in the D-MND and I raised this objection in my letter of June 11. This playground area should at least be addressed in the same manner as the other two playground areas were in the D-MND. Mr. Dyson assured me that it would be screened in and only used on Sunday morning. If such a limit exists, shouldn't it be expressed in the plans or narrative and in the D-MND? If these limits are not required, this would heighten my concerns about the noise impact of this playground area. On Thursday, June 28, outdoor activity involving inflatable playground equipment, water fights, and noise continued all day. This occurred in the area where the Tidal Plaza will be. We could hear it, as well as outdoor music, from our house with the windows open. We do not have air conditioning and should not have to keep windows closed in the summer.

DT93

OUTDOOR DINING -Café and Bookstore

I don't understand why a commercially operated café and bookstore open to the public in an area zoned P/PS does not violate the general plan and zoning laws of Huntington Beach. Even if allowed, mitigation should be required. Therefore the D-MND is inadequate regarding element "I" on page 7.

My neighbors and I have previously commented on our concerns relating to noise, odors, and traffic caused by these operations. Nowhere in the original D-MND were we given information relating to the capacity and hours of operation of these two activities. At the meeting on June 18 we were told that the café would seat 70-80 inside and 15-20 outside. It would operate from 7 a.m. to 9 p.m. seven days a week (Sunday hours were changed to 8 am. - 7 p.m. in the revised narrative). There will be a full kitchen. The bookstore and café together were intended to create a welcoming environment for church members and the public comparable to a Barnes and Nobles and a Starbucks. I asked if the church would at least consider limiting the hours of outdoor dining. I was told this would be considered. For the first time the revised narrative provides some details regarding the hours, but not size, of the café. It does not separately address hours for outdoor dining, so it appears the church chose not to show any concern for my request. It ignores the bookstore. I was told that unless limits are imposed in the conditional use permit, there are no restrictions on the operation of the café or bookstore. This is unconscionable directly across the street from residences. I don't see how the D-MND can declare there is no potentially significant impact without restrictions or mitigation.

DT94

I believe Mr. Santos said there was nothing in the proposal about outdoor dining. However, on another occasion he told me that if one has an approved school, that implies playing outside anywhere but in a parking lot is permitted. Under that logic, if one has a café, outdoor dining permitted anywhere but the parking lot.

DT95

The bookstore is mentioned but not discussed in the revised D-MND. Are there any

DT96

restrictions on hours of operation or deliveries? Can it operate 24 hours a day? Can deliveries to "Receiving" show on page E1 of the plans facing Adams and my house occur at any time of the day or night? I read that the city restricted deliveries at Walmart or Target to protect nearby residences. Why can this D-MND ignore this completely?

DT96

Traffic is already congested in the late afternoon at Adams and Main. It is extremely difficult to exit onto Adams from the alley across the street from this new commercial enterprise. Has the traffic impact of these two commercial enterprises open to the public been addressed? I didn't see it in the D-MND.

DT97

I recently discovered on pages E3 and E4 of the plans (not made available before June 29) that there will be a 42-foot tower on the Administrative/Café building. I asked Norm Dyson about this. He told me he was not aware of this tower. Since the tower on the Administrative building was not revealed until the third version of the plans was made available to the public, neighbors might have missed this feature. This raises concerns about aesthetics and how it fits in the neighborhood.

DT98

Another citizen has raised questions about odors from the full service kitchen. I saw nothing in the D-MND regarding this.

DT99

Even if allowed by the zoning laws and general plan, I would expect to see some mitigation required to protect nearby residences. It seems obvious that noise, odors from the kitchen, parking (slamming doors, car alarms), and traffic generated by these uses create a potentially significant impact on the neighborhood, even if mitigated.

DT100

SPECIAL EVENTS - LATE NIGHT

In the revised July 10 narrative, the church states, "The church will not hold regularly scheduled outdoor gatherings on its campus, nor will the Tidal Court function as an amphitheater." The church's list of weekly activities (formerly attachment D and now attachment 2.2, says in footnote ***** "Special events may take place any day of the week except Sundays. Activities associated with special events will conclude by 10 p.m." My objection is to the ability of the church to have special events without any limits as to frequency, duration, or size! I was once told that the church must apply for a temporary activity permit for special events and was limited to just four per year. A city official later discovered that the church has been holding special events without such a permit. But I was also told that no permit is required if the activities do not occur in the parking lot and are related to regular church operations. Therefore it is imperative that some other limits be imposed on these special events. In addition I was told that no temporary activity permit is required if permitted by a conditional use permit. Has the church, by indicating in its proposal that it will hold special events at late as 10 p.m. (including weddings a funerals any day of the week except Sunday) now been given unlimited rights if the conditional use permit is granted?

DT101

I discussed with Norm Dyson the potential for noise from events ending at 10 p.m. in a residential neighborhood with people going to cars, talking, slamming doors, etc. When I mentioned this to Norm Dyson, he said that the church cannot be expected to control the noise of people going

DT102

to the parking lot after an event. If the church is not expected to control noise on its property generated by its activities, then it should not be allowed to have these events, and certainly not in the late evening and night. We were told at the meeting of June 18 with church officials that all events will end by 10 p.m., **unless neighbors are notified**. Notification won't help us sleep any more soundly. This caveat again raises the possibility that what is promised in the narrative might not be what we will actually get. What steps will the city require to assure that these promises are kept. This narrative seems too vague to justify a finding of no potentially significant impact.

DT102

Even after reading three narratives and two D-MND I don't know what the church is actually requesting regarding special events nor what limits remain. None of this is addressed in the D-MND.

Based on the information provided, I do not see how the Planning Department can find no potentially significant impact, especially given the rigorous legal requirements for a negative declaration.

Construction Noise

At the meeting with the church on June 18, I raised concerns about the long hours allowed for construction. I was told there are no plans to do construction on Saturdays, and that contractor would normally begin at 7a.m. and cease mid-afternoon. I asked if church would agree to these as limits in the CUP, and I was told it would be taken under consideration. However, I have not seen any discussion of this potentially significant impact in the D-MND. Some mitigation is essential.

How common are construction projects of this duration in a residential neighborhood? I read that the city was required to use the county restrictions on noise for one joint bridge project. The county, I believe, prohibited construction after 5 p.m. weekdays and completely on weekends. If these are protections citizens of unincorporated areas get, why can't the city impose it as a condition for an enormous lengthy project in a residential area.

DT103

Construction Air Quality Issues.

The Los Angeles Times recently reported that diesel pollution from construction equipment is a serious health threat and that changes in the law are being proposed. Even if it is not yet the law, it is the City Planning Department's legal obligation to consider this evidence in the D-MND for a project of this scope and duration. Even if no EIR is required, the Planning Commission should protect our health by imposing reasonable conditions on the construction.

DT104

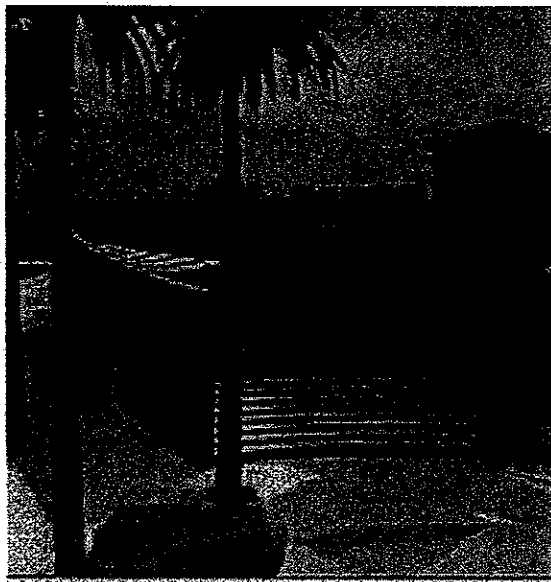
MITIGATION SUGGESTIONS

Some of my neighbors have suggested mitigation ideas, and can probably come up with more good ideas. I would like to mention a few here.

1. Limit outdoor activities that generate noise, especially evenings and weekends, or put up sound barrier walls, especially to the north.
2. Restrict café and bookstore activities so they are not equivalent to commercial enterprises in a residential neighborhood.
3. Reduce peak capacity for worships services a small amount to eliminate the need for a parking structure. The Church leadership says they do not want to build a structure.
4. Impose restrictions on construction noise.
5. Install a traffic light at Adams and 17th.
6. Install a speed bump before the blind curve westbound on Adams and west of Main.

07/05

Video Capture of Amphitheater from Church's Website video - Bruce's Next Wave Presentation



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JUL 02 2007

Huntington Beach Planning Department
Attention: Ron Santos, Associate Planner
July 2, 2007

I am very concerned about the Tidal Plaza area in First Christians Church building plan. This area, which includes a near by cafe and bookstore proposal, will also be a gathering and dining area from the hours of 7a.m. to 9 p.m.. This is an extremely long time for neighbors to be disturbed by noise and cars, The Tidal Plaza will also have a graduated step-type seating system to be used for programs and students. After hours this step seating area will be very attractive to local skateboarders. Skateboarders have already been a nuisance using the current trash truck ramp pickup area. Therefore, I think the Tidal Plaza area should definitely be required to have a sound wall and locking gate, so the neighbors to the north do not have to tolerate constant levels of noise. Also, any music or sound system would be inappropriate.

LT

Lee Treiman
Shipley Street
Huntington Beach.

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TREIMAN, L
ATTACHMENT NO. 5.178

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Santos, Ron

From: Ron Troxell [Ron@troxellusa.com]
Sent: Monday, June 11, 2007 7:45 AM
To: Dick Millar (Attorney)
Cc: Vincent; Steven T. Nanko; nga van; Todd Gan; Georgina Troxell; Kurt & Dana; Lustig, Patrick; Rick Davitt; Santos, Ron
Subject: HB Citizens for reasonable growth

**First Christian Church
New Building Center**

June 11th 2007

**Richard W. Millar, Jr.
Millar, Hodges & Bemis
1301 Dove Street, Suite 900
Newport Beach, California 92660
949-752-7722
Fax 949-752-6131**

Dear Dick Millar,

Please see the letter below for your reference. It seems Ron Santos (City Employee) has accepted an incomplete declaration from FCC (First Christian Church).

Personally I think it a fair and legal request that Ron Santos require a complete declaration from FCC.

I faxed you a copy of the declaration in question last week. Please review and provide your opinion.

Thanks so much,

**Ron Troxell
Crystal Island Estates**

Thanks Ron Troxell

Subject: RE: HB Citizens for reasonable growth

I have been working on my letter for the Planning Commission with comments on the "Draft Mitigated Negative Declaration" due June 12. I have spent several days researching files at the Planning Department and asking questions. Today I learned that the versions of the declaration that is available for public inspection at the Planning Department and at the Central Library are missing several pages. These pages contain some information I consider critical. For that reason I spoke with the Principal Planner, Herb Fauland. I asked that the missing pages be made available to the public, that the public be given notice of these new documents, and that the comment period be extended. He plans to contact me on Monday to tell me the decision made to my request. However, since the answer is currently not known, I would urge everyone wishing to comment to make those comments by June 12. I assume that if the comment period is extended, you would be able to make additional comments later. Also, remember that if you have questions about the Declaration, the conditional

RTI

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6/11/2007

TROXELL
ATTACHMENT NO. 5.179

use permit, or the process, you should contact Ron Santos at 714 536-5561 or e-mail rsantos@surfcity-hb.org.

For those of you with the time and interest, I am including a few details about what I have learned and why I think it important that the comment period be extended.

When I attended the Church's neighborhood meeting many months ago, the presentation of plans included an outdoor amphitheater, sound system, and outdoor dining in a central plaza. On June 7 I asked Ron Santos why his negative declaration did not address the noise potential of these outdoor activities. He told me the application from the church did not propose any of these uses. Last night I discovered that my copy of the draft declaration was missing page 2 of attachment 4. I called the Central Library and discovered their copy did not contain attachments 4 and 5 in their entirety. I went to the Planning Department today to get the missing page. I discovered neither their public copy nor the file copy used by Mr. Santos contained that page. Solely by coincidence the plans for the Church happened to be open on the counter. I asked another planner if there were plans for an amphitheater, sound system, or outdoor dining. He turned to page 2 of the plans (this is different than the page 2 I was seeking), and we discovered the church has proposed those uses. I told him I had been informed just yesterday that the negative declaration did not address those uses because they were not in the proposal. The planner I spoke to today said that this information should have been in the document made public. We checked -- it is not in the public version. The Principal Planner then discovered that several other pages were accidentally omitted from the public copies. This is why the public deserves new notice and an extended comment period. But I am concerned this also demonstrates that the initial staff review of the negative declaration and the review by the Environmental Assessment Committee that approved the staff review might be flawed.

I am going to quote just a few descriptions from one of the missing pages of the plan (page 2):

Building Legend

- E. ADMIN./CAFE Full service kitchen with indoor/outdoor seating; Church Offices.
- G. TOWER Focal Feature; Shaded play/ Kiosk / Amphitheatre Sound Booth

Landscape/Hardscape Legend

- 1 VILLAGE GATEWAY Visual / Pedestrian "Front Porch uses: Cafe/Bookstore/Dining Terrace
- 2. CHAPEL GARDEN Frames Chapel / Terminal Vista; Wedding Garden/ Gazebo/bamboo Screening
- 3 TIDAL PLAZA Fellowship Plaza/Amphitheatre; Pop Jet Fountains: Embedded Sculptures, Tidal Focal
- 4 LITTLE SQUIRTS COURT Soft Play Children's Area visually accessible from Fellowship Plaza

- 8 CHILDREN'S OUTDOOR PLAY Age appropriate themed Outdoor Play zones.

Item 8 was the only matter Ron Santos thought required noise mitigation (a

RTI

7-foot fence on the south side). His report did not find any other use required noise mitigation. His comments made to me indicated he was not even aware of several of these uses.

RTI

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6/11/2007

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City of Huntington Beach

JUN 12 2007

June 11, 2007

The Huntington Beach Planning Department:

I have visited your office in order to review the planned additions to the Church property just across the street. I have lived in this home since 1978 and love the location and the surrounding area is still primarily residential.

The additional structures that are to be built and the increased square footage of some of the present ones presents a problem for me. This area is still a mostly residential area and it seems to me that if this organization finds it necessary to increase their facilities to this degree, that they should consider going "inland" and finding a piece of property more suited to this expansion.

The loss of the "open space" is problem enough, but the garish colors that they propose are really not acceptable. I rather doubt that even some of the members of the church would condone the bright tasteless hues that these buildings will be painted.

And regardless of the interesting traffic report, a multi level parking structure is bound to impact on our local traffic.

I have walked over to the property across the street and tried to imagine what the "finished product" would look like. And believe me I am quite discouraged with the thought of this change occurring.

Sincerely,
Betty Walker
Betty Walker
1705 Aspenwood Lane
Huntington Beach, CA 92648

BW1

BW2

BW3

BW4

D2 . 386

ATTACHMENT NO. 5.182

Ron Santos
Planning Department
City of Huntington Beach
2000 Main Street
Huntington Beach CA 92648

AUG - 2 2007

July 31, 2007

Dear Mr. Santos,

I am writing to favor my support for all the remodeling plans by First Christian Church. I think the 50 year old property needs a nice modernization and I am in complete agreement with all the plans and support and the new upgrades planned by the church. I look forward to construction.

We bought our home back in 2003 as a new next-door neighbor to FCC. As a homeowner buying next to a large church I expected them to have many cars parked there on Sundays and special events. I expected people to gather there for their purpose, meeting, eat, drink coffee, sell books and make noise. I do not see any of their new plans differing from these expectations.

At our house we do hear the daily bells of Smith School, and all their daily PA announcements. We even hear on quite days the lifeguard's announcements from the pier. We also hear Disneyland's fireworks EVERY night starting at about 9:25 and ending at 9:43. Come to our home one night and listen. I do not expect Disneyland to shut down as they too have been there for 50 years and have improved the economy of Orange County.

The worse and LOUDEST noise of all is the HBPD's helicopters constantly flying over our house, at all hours of the night, flying very very low, making sleep wakening loud noise. I really want to call the police for the police "disturbing the peace" of the neighborhood at night.

Again I am in favor of all the plans of FCC including the additional parking, the coffee shop and bookstore, the nice esthetically appealing tower and the outside amphitheater with sound system.

Remember they have been there for 50 years and just want to improve their large piece of the neighborhood to make it nicer for all. I expect noise from the church on Sunday with parking and people gathering eating, reading, and talking. That is what I expected when I bought a home near a large church.

If you want to question building permits, how did Smith school just plop down ugly "temporary" class rooms on their property, with very ugly looking air conditioning units and exposed piping, with no permit?

Kind regards,

D2 . 387


John Walt
828 14th Street
Huntington Beach CA 92648
(714) 969-2774

ATTACHMENT NO. 5.183

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ATTACHMENT #6

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RECEIVED AUG 27 2007

Ron Santos
Scott Hess
Planning Department
Planning Commission

Referring to conditions set forth in Suggested Conditions of Approval – Conditional Use Permit 06-0351/Variance No. 07-001

Item 5 Section d - "Youth Breakout Room" be removed from the conditions. The Youth Breakout Room is designed for junior high students whose parents are attending worship services. Presently there are approximately 40 students each service.

Item 5 Section e & f - Historically we have held outdoor events within the context of our property that are critical to the performance of our ministry. We submit these events to be included in this CUP in deference to e and f:

Summer Season Kickoff Events

These events provide an outreach for pre-school/elementary aged children and families within our community to come and celebrate the beginning of summer. They can feature games, bounce houses, creative art stations, face painting and similar activities.

- usually June - 9am-12pm or 1pm-4pm
- non-parking lot event – tidal court adjacent to multipurpose/chapel
- one day activity for preschool age
- one day activity for elementary age
- sound system required for spoken word and games/activity background music

Summer Preschool Event

This event is also known as our pre-school Vacation Bible School. Throughout the week kids take part in a half-day program learning about God in creative and relevant ways. We offer bounce houses and outdoor games within the tidal court area as activities for the children.

- usually July - 9am-12pm – 5 day activity
- non-parking lot event - tidal court adjacent to multipurpose/chapel
- 150-200 preschoolers, 3-5yrs. Old, with outdoor activities (games, bounce houses)
- sound system required for spoken word and games/activity background music

Summer Elementary Event

This event is also known as our elementary Vacation Bible School. Throughout the week kids take part in a half-day program learning about God in creative and relevant ways. We offer bounce houses and outdoor games within the tidal court area as activities for the children.

- usually late July/early August - 9am-12pm – 5 day activity
- non-parking lot event - tidal court adjacent to multipurpose/chapel
- 500 elementary age children, K-5th; outdoor activities (games, bounce houses)
- sound system required for spoken word and games/activity background music

Fall Carnival – Community Trick or Treat Alternative

This is our annual fall community event that offers an alternative to Trick or Treating. We feature carnival style games, bounce houses, and similar carnival style attractions.

- end of October - 5pm-9pm – 1 day activity
- non-parking lot event - tidal court adjacent to multipurpose/chapel
- 500 children, preschool and elementary age; outdoor activities (games, bounce houses)
- sound system required for spoken word, games and background music

D2 . 389

1207 Main Street Huntington Beach, CA 92648
Tel: 714.536.2589 FAX: 714.536.9580 www.fcc-connection.com

Drive-Thru Nativity

This is our annual Christmas outreach event, now in it's 39th year. The Drive-Thru Nativity tells the story of Christ's birth and the events leading up to it through small dramatic vignettes. These vignettes are viewed from vehicles, as well as those who wish to walk through, who are then strategically guided through our parking lot.

- 3 nights each December - 6:30pm – 10pm
- parking lot event
- 700 cars per night
- sound systems for dramatic spoken/spoken words and Christmas background music in our last scene

Annual Church-wide Celebration Event

These events vary in theme and purpose, but require the use of our property to facilitate our congregation. We typically offer bounce house and activities for the kids, food service and beverage services for our adults, and some form of live entertainment on our campus

- Sunday afternoon, once per year - 12pm – 4pm
- 800 people
- non-parking lot event – multipurpose building/tidal court adjacent to multipurpose/chapel
- sound system required for music and live entertainment

Also, we would request that weddings and funerals be removed from the conditions of Section f to allow flexibility in the planning of weddings and funerals.

Respectfully Submitted,

Bruce Templeton
Senior Pastor
First Christian Church Huntington Beach

To the Huntington Beach Planning Commissioners
From David Treiman, resident of Shipley Street
August 27, 2007

Comments Regarding Negative Declaration 06-008 and Conditional Use Permit 06-035

I have been reviewing proposals and plans of the church and the city's evaluations and responses since the first comment period in May. Although I have submitted three sets of comments, one for each comment period, I am frustrated by the inadequate responses and failure to follow the law.

There is no point to reiterating all the matters raised in my three sets of comments -- they are part of the record and I hope you have time to consider them along with the comments submitted by my neighbors. However, I believe most of our comments have either been ignored, misconstrued, or dismissed with erroneous or misleading answers. We have so little time between the publication of these responses (Wednesday, August 22) and the Planning Commission meeting on August 28. And unlike the staff, most of you and most of the members of the community have other jobs and cannot devote full time to the planning process.

I want you to have my comments in time to consider them in advance of the meeting of August 28, but there is not sufficient time for me to write or for you to read all the things that need to be said. Therefore, in this document I am going to stress in general terms a few key points and attempt to provide you with information you might not have. I will not elaborate on most of these items at this time, but would be happy to elaborate later if helpful to you. I intend to submit more information, for the record, before the meeting on August 28, but it will be too late for you to read unless this matter is put over for a vote at a later meeting.

- I. More Problems With Process. In addition to all the problems with this process noted in my earlier comments, I wish to raise the following:
- A. According to the Staff Report, page 12, legal notices of the Planning Commission meeting scheduled for August 28 were sent to property owners of record within a 500-foot radius of the project. **This is not true.** I have spoken with several neighbors and none of us have received notice.
 - B. I also believe that notice should have been sent to the Huntington Beach City School District because of the proximity of the project to Smith Elementary School. To date I have been unable to determine whether the school district received this notice.
 - C. The public has never been told that your vote on this conditional use permit will supersede all prior conditional use permits issued to the church, along with the conditions previously imposed. Ron Santos told me this would be the consequence of your approval of permit #06-035. I raised this at the Commission meeting of August 14, and urged that you be given this information. In the staff response to my written comments, Mr. Santo's statement is confirmed. See Staff Report attachment 5.82, DT45. If the city previously found that restrictions were appropriate, those restrictions should not be rescinded without realization of what is being rescinded. I hope staff has provided you with this information even

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though it was never provided to the public.

- D. The staff response to the public comments frequently seems to make faulty assumptions regarding the negative declaration:
1. That the citizen bears the burden of showing that some aspect of the project creates a potentially significant impact, rather than the burden being on the proponent of the project to show that there is no potentially significant impact.
 2. Treating the question of whether the activity violates an ordinance as equivalent to the question of whether it has a potentially significant impact. Even legal activity can have a potentially significant impact.
 3. Acting as if a negative declaration is routine rather than a deviation from the presumption in favor of having an Environmental Impact Report
 4. Treating construction as having no potentially significant impact on noise, traffic, or air quality while seeming to apply very different standards to the Senior Center and Newland Residential projects.
 5. Making questionable decisions regarding the zoning ordinances to allow a full service café and bookstore open to the public to be classified as permissible accessory uses.
 6. Not requiring relocation of the refuse collection site even though its present location violates HB Zoning Code 230.78 [see attachment to this document].
- E. Failure to explain, as required by law, how current limits on the church in the negative declaration will be enforced.
- F. An attachment to my comments of August 8 was not included in the report. It is an article from the Los Angeles Times regarding recent action by the California Air Resources Board to mitigate the effects of diesel construction equipment. There is much more information at the ARB's Website.

II. Conditional Use Permit distinguished from Negative Declaration

Even if you approve the negative declaration and find no additional mitigation is required to avoid an Environmental Impact Report, mitigation can appropriately be imposed as a condition of granting the conditional use permit. The harm to the community and the neighbors, including impacts on health and property values, needs to be balanced against the property rights of the church. That is your decision to make – whether the benefit to the community of the substantial expansion of the church (slightly less than 50% increase in square footage and a dramatic increase in the types of activities) outweighs the harm by dramatically changing the appearance and nature of the neighborhood and causing noise, traffic, and drop in property values. My neighbors will discuss many of these issues. I will focus on one: noise generated by outdoor activities.

III. Outdoor Activities Cumulatively Creating Potentially Significant Noise Impact.

- A. The staff's responses rely almost exclusively on the church's noise report. The responses say the report did not note any noise requiring mitigation other than the two play areas on Loma. While recognizing noise from the play areas required mitigation to avoid violating the city's noise ordinance (a seven-foot sound wall), the noise study did not discuss the following:

1. The Little Squirt's play area
2. The amphitheater
3. The noise of outdoor dining (it did find that a proposed speaker system would not violate the noise ordinance)
4. Other special activities occurring in the Tidal Court and other areas of the campus.
5. Deliveries
6. Increased trash collection

In fact, the only mention of any of these areas relates to the impact street traffic will have on these areas, rather than the impact these areas will have on neighbors. Therefore, there is no basis in the record to conclude there is no potential impact. I will submit photos and videos in evidence to show that, contrary to staff's responses, these noises can be and are heard across Adams Avenue and cumulatively impact the rights of neighboring property owners.

B. Attempted Mitigation. I appreciate very much the attempt by staff to impose some mitigation, Staff Report attachment 1.4 item 5. However, distinctions have been drawn in the past to evade limits and I fear that can happen again. The distinctions between regular activities, scheduled activities, and special activities are very obscure, and unless specifically addresses, they can defeat the purpose of these limits.

1. Item 5.a. Only uses described in the project narrative shall be permitted. But the narrative speaks of special events with no details or explanation. Is this an open-ended approval of anything the church calls a special event?
2. Item 5.f. Church services, weddings, funerals, fairs, and other similar activities shall be prohibited outdoors unless approved via a Temporary Use Permit or Conditional Use Permit as a noticed public hearing. *Thank you!* However, as I teach in my law school classes, the term "and other similar activities" creates a problem. Are barbecues, Polynesian feasts, athletic games and contests, and inflatable fun houses "similar activities"? These have all occurred in the past. I am not objecting to any of these in particular, at least if there is no outdoor sound system, but they can still be noisy. Perhaps the limit needs to be broader or at least clearer.

C. Additional Mitigation. Items not addressed by staff.

1. Amphitheater. I request that the amphitheater be eliminated from the plans. Staff states that it will not be used as an amphitheater. But there is no way to prevent people from using it as an amphitheater. Curved tiered rows of seating are not designed for informal gatherings. If it will not be used as an amphitheater, there is no need for this design. The church has repeatedly told us there will be no amphitheater — then please make them keep their promise and have them eliminate the physical amphitheater — not just the label on a diagram.
2. Outdoor dining. This is in the Tidal Court open to Adams Avenue. This is inappropriate in an area facing homes. It needs to be eliminated or perhaps enclosed by sound walls (though currently sounds behind walls carry across Adams Ave.). At a minimum outdoor dining should not be

- allowed before 9 a.m. and after 5 p.m. Bruce Templeton suggested that the tables might be brought inside at times outdoor dining is prohibited. But this will be difficult to enforce, so enclosing or eliminating the outdoor dining would be better.
3. Play Areas in the Tidal Court. Please require the same mitigation for the Little Squirt's play area that is required for the other two play areas – a sound wall – or eliminate it. Norm Dyson, project manager for the church, said it would only be used Sunday morning. At least limit its use to Sunday morning after 9 a.m. The noise study of the two play areas on Loma said it assumed a "worst case scenario" of play for a full hour. The church has recently used the area of campus in what will be the Tidal Court for play activities running from morning to night – at least eight times the "worst case scenario" (see videos to be provided on CD). In addition, why does staff assume that noise from the playground on Loma that borders the Tidal Court won't have any impact to the north? According to the noise study, this noise violates the city noise ordinance unless mitigated by a seven-foot sound wall to the south. Even if the noise to the north is within the limits of the ordinance, it can still have a negative impact and I saw nothing in the noise study to the contrary. Unless proved to have no significant impact, there should be further mitigation for this play area as well.
 4. Deliveries and buses. Please move the area for deliveries and buses further from homes or limit hours of deliveries and bus transportation to daytime hours unless a permit is obtained for special activities such as transportation to camp. At least enforce state law prohibiting idling of diesel trucks and buses to no more than 10 minutes. On August 19, 2007, four large diesel buses idled across the street from my house for more than an hour and a half, despite my request that the engines be turned off until the passengers were ready to board.
 5. Noisy departures from evening activities. Please make the church responsible for asking members to respect the neighbors and leave the campus quietly when they finish evening activities.
 6. Construction hours. At the meeting with neighbors on June 18, representatives of the church said they had no intention of having construction evenings and weekends. Please write this in the conditions. Orange County has greater restrictions on construction and Huntington Beach has used these more restrictive conditions on the six-week Edinger bridge project. The county restricts construction to the period 7 a.m. to 5 p.m., Monday through Friday. I would appeal for an 8 a.m. start time given that the church has evening activities until 10 p.m. Even if not required by law, it is reasonable mitigation considering the 2.5 year duration of construction so near homes.
 7. Trash collection. Relocate the refuse collection area to comply with city law. Contrary to the staff response to a comment on trash collection, Staff Report attachment 5.70 RA6, Rainbow is still collecting trash before 8:00 a.m. on a regular basis. I have been informed by the City Public Works

Department and by Mr. Templeton that they have no ability to control when Rainbow collects trash as long as it is after 7:00 a.m.

8. Leaf Blowers. Gardeners use leaf blowers every Friday from around 9:30 a.m. to 2:30 or 3:00 p.m., with occasional breaks. This violates the two-hour limit imposed by Municipal Code section 8.40.095(c)(3). I have complained to the church but nothing has changed. I am not asking for mitigation – this is already illegal. But this noise source is another factor in the total noise picture.

IV. The Future

Anyone viewing Bruce Templeton's Next Wave video presentation on the Church's Website knows this is not a simple remodeling project. It is the start of the Church's vision for expansion for the next fifty years. The vision is inspiring, though it might be a bit too large for the present location, just as the previous locations for the Church were too small and eventually were replaced. But my point here is merely to ask the Planning Commission to plan wisely by recognizing the long term impact of a project like this. It will fundamentally alter a residential neighborhood of Huntington Beach near the midpoint of the three-mile length of Main Street.

Even if the traffic report is correct that there will be no immediate impact on traffic, the noise study, Staff Report attachment 7.9 estimates a 1% annual growth rate of traffic, relying on a conversation with the city's transportation manager. This project is designed for the next 50 years. Even according to this conservative traffic growth estimate, in thirty years the traffic will be a third more than it is now. There will be much more traffic flowing on Adams and 17th near the church and the schools. However, there will be no way to widen those streets around the church without requiring demolition of structures and paying just compensation. Under the law, government can require a property owner to dedicate land for road widening to the government as a condition of improving property if the improvements will increase traffic now or in the future. Just as developers are required to dedicate land for schools and parks, you can require the Church to grant an easement along Adams and 17th, free of buildings, for use in the future when the projected increase in traffic makes it obvious that these streets are too narrow to handle to the traffic.

If you are inclined to allow this potential transformation of our neighborhood, please also plan to avoid future gridlock. New traffic lights alone will not solve the problem.

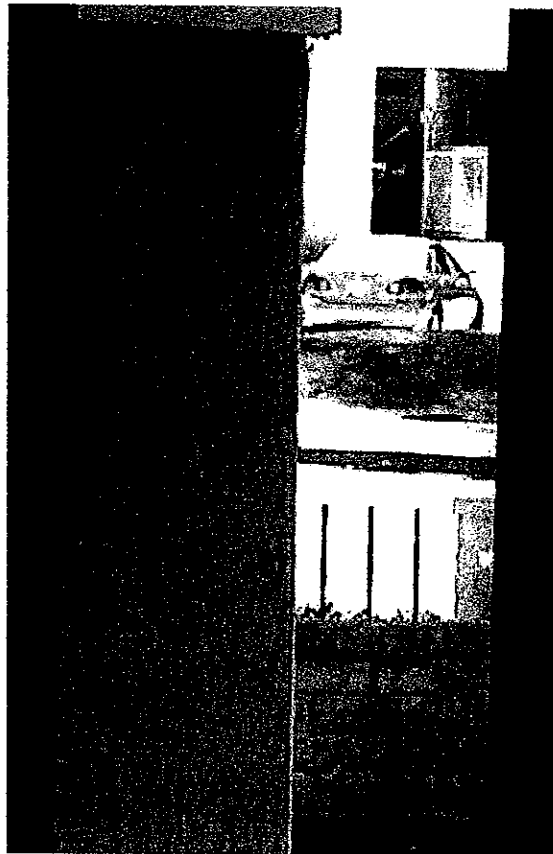
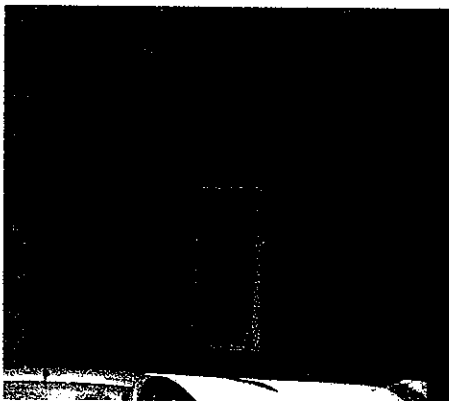
Attachment to David Treiman's August 27, 2007, letter to the Planning Commission
TRASH COLLECTION

MITIGATION - Relocate trash receptacle to comply with the city ordinance and to mitigate noise of trash pickup. An increase in activities including the café and bookstore will obviously increase the amount of trash to be collected.

HB Zoning Code 230.78: Refuse Storage Areas

- A. Refuse storage area screened on three sides by a 6-foot masonry wall and equipped with a gate, or located within a building, shall be provided prior to occupancy for all multi-family residential, commercial, industrial, and public/semipublic uses. Locations, horizontal dimensions, and general design parameter of refuse storage areas shall be as prescribed by the Director, subject to appeal to the Planning Commission. **The trash area shall not face a street** or be located in a required setback. The design and materials used in such trash enclosures shall harmonize with the main structure. [Emphasis added]

Below: View through the entry doorway of our home across Adams Ave. of the church's trash enclosure.



Van Dorn, Kay

From: Dapkus, Pat
Sent: Wednesday, September 05, 2007 5:21 PM
To: Van Dorn, Kay
Subject: FW: First Christian parking structure

I would send this to Planning, Building, and Fire.

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

-----Original Message-----

From: Hardy, Jill
Sent: Tuesday, September 04, 2007 10:42 PM
To: Dapkus, Pat
Subject: Fw: First Christian parking structure

----- Original Message -----

From: Mary Pat Kettler <mpkettler@socal.rr.com>
To: Hardy, Jill
Sent: Tue Sep 04 22:29:48 2007
Subject: First Christian parking structure

As a neighbor to First Christian church and a teacher at Smith School I have grave concerns about the proposed parking structure and cafe. There seems to be little apparent benefit to the city, especially those of us directly effected. You will be changing a quiet neighborhood's whole atmosphere by allowing the cafe and parking structure to loom over Smith School. The church property will be overbuilt for the surrounding neighborhood and the plan seems more appropriate for an industrial area. Two safety issues come to mind, as a teacher at Smith School. First the structure will be facing our playground with the potential for an unobserved stranger to be overlooking our children at play. Secondly, the additional traffic caused by the enormous growth planned by First Christian will heavily impact dismissal & arrival of our students in an already congested area. I see no advantage for the city and only wonder what motivation any City Council member would have to accept this proposal. Sincerely, Mary Pat Kettler
7246 Havenrock Drive, Huntington Beach

D2.397

LATE COMMUNICATION B-3

For 9-11-07 meeting

1706 Shipley St.
Huntington Beach, CA
92648

Aug.28, 2007

Mr. John Scandura,
Chairman,
Huntington Beach Planning Commission

Mr. Chairman, Commissioners:

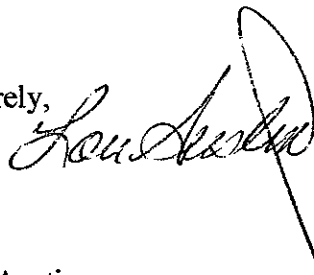
Last night at a neighborhood meeting, we were discussing what one person thinks is beautiful and what another sees as beauty is in the eye of the beholder.

I think though that we can all agree that a three story parking structure is not a beautiful thing! Not anywhere, let alone in a residential neighborhood! As I understand it, a small compromise from FCC such as staggered services and/or multiple services could eliminate this visual blight completely.

Where for 24 years we have been looking at lovely sunsets and palm trees to our southwest, we will now be looking at a monolith built on the highest elevation on the church property, blocking any view. There it will stand as a stark daily reminder of Christian teachings FCC has seemed to forsaken at the expense of all their neighbors. And all for an overly ambitious project much too large for their property.

Therefore I respectfully request the Planning Commission to prevent the homeowners from becoming sacrificial lambs and to stop FCC from turning our residential neighborhood into a "Bella Terra" or "Seacliff Center".

Sincerely,

A handwritten signature in black ink, appearing to read "Lou Austin". The signature is fluid and cursive, with a large loop at the end.

'Lou Austin

We the undersigned are neighbors of the Huntington Beach First Christian Church. We do not support the FCC plan to build a commercial restaurant. We also take strong exception to the building of a three-level parking structure.

	NAME	ADDRESS
1	Nancy A. Mardesich	1711 Main Street Huntington Beach 92648
2	Bob & Kathy Sarmad	1715 MAIN ST # 240 HUNTING BEACH CA 92648
3	Matthew J. Westergaard	1711 MAIN ST HB 92648
4	Kelly Eddy	1707 Main St HB 92648
5	Steve Sarmad	1715 main st HB 92648
6	James Ellis	1722 Shipley St
7	Julie Ellis	1722 Shipley St
8	Shirley	1726 Shipley St.
9	Cris Orozco	1736 Shipley St.
10	Bob Walker	1705 ASPENWOOD ST.
11	Tracy Blackburn	1717 Aspenwood Ln
12	John Blackburn	1717 Aspenwood Ln
13	Mary Ellen Churilla	1711 Aspenwood Ln
14	Lisa Rhoads	1815 Main Street
15	Dave Rhoads	1815 Main Street.
16	Laura Drowny	1811 main street.
17	Pauline & Martin Richards	1749 Main St. ✓
18	ALEXA KRUSE	1745 MAIN ST
19	MATTHEW R. KRUSE	1745 MAIN ST,
20	Erica Schwartz	1741 Main St. H.B. CA 92648

We the undersigned are neighbors of the Huntington Beach First Christian Church. We do not support the FCC plan to build a commercial restaurant. We also take strong exception to the building of a three-level parking structure.

	NAME	ADDRESS
1	David Schwartz	1741 Main St. H.B. CA 92648
2	Marilyn Camps	1735 MAIN ST HB 92648
3	GEORGE Camps	1735 MAIN ST HB 92648
4	Jill Bates	1733 Main St. HB 92648
5	John Bates	1733 Main St. HB 92648
6	Shirley Gelfand	1711 Shipley St. - HB - 92648
7	Sander Gelfand	1711 Shipley St. - H.B. 92648
8	Don Austin	1706 SHIPLEY ST. 92648
9	Don Austin	1706 SHIPLEY ST. H.B. 92648
10	Stephen Kluwer	1710 SHIPLEY ST. H.B. 92648
11	Linda Hellmann	1808 Shipley St. H.B. 92648
12	Karen Kluwer	1710 Shipley St H.B. 92648
13	Virginia Muschetto	1707 Shipley St. H.B. 92648
14	McKallagher	1718 Shipley St. HB 92648
15	Audrey Meyer	1721 Main St H.B. 92648
16	Earl H Meyer	1721 Main St H.B. 92648
17	CHRISTIE	7216 DEEP HARBOR
18	JOE	7321 Veering Circle
19	Howard Ross	7321 Veering Circle
20		

We the undersigned are neighbors of the Huntington Beach First Christian Church. We do not support the FCC plan to build a commercial restaurant. We also take strong exception to the building of a three-level parking structure.

	NAME	ADDRESS
1	Steve Jeter	7328 WATERSIDE DR.
2	Joan Peterson	7328 Waterside Dr., H.B.
3	Nancy C. Bluff	19728 Seashore Circle HB
4	Fred R. Bluff	19728 Seashore Cir., H.B.
5	Elizabeth Phillips	19792 Windjammer Ln.
6	Lyle Brenthel	7249 Seaworthy Drive
7	Rosemary Dotner	19791 Waterside Dr.
8	Nancy J. Knight	19545 Starfish Lane
9	Dolly Yeager	19732 Oceanview Circle
10	Helen Payne	19707 Coastline Ln
11	Mary Ann Payer	19771 Deep Harbor
12	Erinda R. Dand	19722 Seashore Circle
13	Honor Lueddor	19717 Seashore Circle
14	Peter J. Bluff	19717 Seashore Circle
15	Kyrko Kent	19734 Seashore Circle
16	Virginia B. Contary	19718 Seashore Circle H.B.
17	John Kusum	19731 Seashore Cir HB
18	James Burson	19731 Seashore Circle HB
19	Mary C. Peduzzi	19732 Seashore Circle HB
20	Robert J. Peduzzi	19732 Seashore Circle HB

We the undersigned are neighbors of the Huntington Beach First Christian Church. We do not support the FCC plan to build a commercial restaurant. We also take strong exception to the building of a three-level parking structure.

	NAME	ADDRESS
1	Mrs. Primm	1704 Shipley Huntington Beach
2	David Treman	1704 Shipley Huntington Beach
3	MATTHEW HUNT	7302 VEERINC Cir H.B.
4	Todd Can	1804 Sh. pley ST. HB
5	Karen Gray	1714 Shipley H.B.
6	DAVID GRAY	1714 Shipley St. H.B.
7	Kim W	(714) 536-2688
8	R. McCurdy-Kempton	714 536-9585
9	Aaron Kempton	714-963-0634
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**COMMENTS REGARDING FIRST CHRISTIAN CHURCH'S CONDITIONAL USE
PERMIT 06-035 AND MITIGATED NEGATIVE DECLARATION 06-008**

To the Planning Commission and Planning Department of the City of Huntington Beach
For the Planning Commission public hearing on September 11, 2007.
Tuesday, September 11, 2007

Submitted by David Treiman.

[I am also submitting a compact disk with additional information (visual) for the record.
A table of contents of this disk is attached].

I am not opposing the Church's request to remodel and increase square footage approximately 41%. I am not opposing any of the indoor activities that comply with Huntington Beach law. I am merely asking:

1. that this church be subject to the same rules as any other public/semi-public use, and
2. that the City recognize the impact on outside noise generating activities and the impact this has on the neighbors' quality of life and property values,
3. that the Planning Commission impose reasonable requirements to reduce and mitigate the harm caused by the outside noise activities.

Throughout the process, including the initial environmental review and the negative declaration, these noise generating activities have been ignored, overlooked, or incorrectly minimized. I continue to assert that the negative declaration should not be approved because of this. Incorrect standards were applied, public comments were ignored, misconstrued, or answered in an unfairly dismissive manner. I can back up all these assertions and have done so in my written comments.

In addition, there are continuing legal concerns that have not been adequately addressed. I have raised these in my written comments, but I want to raise a few of the most critical ones again:

1. the very questionable conclusion that this proposed café and bookstore do not violate the zoning laws;
 2. treating the failure of the noise study to address potentially significant noise sources as equivalent to a finding that these sources do not constitute a potentially significant noise source;
 3. treating noise sources as insignificant because they do not violate an ordinance;
 4. ignoring the findings of the State Air Resources Board on diesel equipment because the ARB did not study this particular construction site.
-

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Many of these errors can be mitigated by adopting the Staff recommendations for mitigation found in item 5, attachment 1.4 and 1.5 to the Staff Report for September 11. I believe the staff adopted these limits because they believed the church was not proposing anything to the contrary. The late filing by Mr. Templeton on August 27 reveals that he, in fact, had a totally different scenario in mind. I have attempted to raise this prospect numerous times in objecting to D-MND but was told that these activities were not addressed in the negative declaration because they were not part of the proposal. Therefore failure to adopt the staff's alternative would effectively allow activities not addressed in the noise study or the negative declaration. This would require a new initial evaluation and determination whether to require an EIR or a new negative declaration. I urge you to hold the church to the promises made to neighbors by adopting the staff's alternative. However, I also raised the question of whether the restriction on special activities (5.f) leaves a large loophole allowing without permit many of the noise generating activities I have identified. I discussed this in my Comments of August 27, III.B.2*

SUGGESTED MITIGATION

See page 9 of my comments of August 8 and pages 3-5 of my Comments of August 27. My August 27 communication was placed on a table for distribution at the August 28 Planning Commission meeting by was inadvertently left out of the Staff Report for the September 11 Planning Commission meeting.

I have explained the reason and need for some of these measures elsewhere, so I will just list those here.

1. Require compliance with the current Zoning Code section 230.78 by requiring the church to relocate the refuse disposal area as provided in the code. It is common to require compliance with current code standards as a condition for a CUP. In addition, with new trash generated daily by the café and bookstore, this nonconforming use is likely to increase to more days and more trash bins per day. This has a significant noise impact that was ignored in the D-MND so if not mitigated, would probably require an EIR.
2. Pickup and Deliveries – Loading Docks. Please move these areas further from homes, or at least impose reasonable limits and mitigation, as was done with Target and Wal-Mart. Despite the statement by the Staff, there are large trucks and evening activities. Also, the Church should be officially informed of the state ban on excessive idling of diesel trucks and buses and should be expected to obey this state law.
3. Require the church to eliminate the amphitheater in fact and not just in name, and eliminate outdoor sound systems – as promised to the neighbors on June 18 and as stated in the revised narrative.

* "Item 5.f. Church services, weddings, funerals, fairs, and other similar activities shall be prohibited outdoors unless approved via a Temporary Use Permit or Conditional Use Permit as a noticed public hearing. *Thank you!* However, as I teach in my law school classes, the term "and other similar activities" creates a problem. Are barbecues, Polynesian feasts, athletic games and contests, and inflatable fun houses "similar activities"? These have all occurred in the past. I am not objecting to any of these in particular, at least if there is no outdoor sound system, but they can still be noisy. Perhaps the limit needs to be broader or at least clearer."

4. If the café is allowed, restrict its use to an ancillary use with hours appropriate to church activities, not as a commercial café open 14 hours per day. Outdoor dining should not be allowed, or at least it should be restricted to daytime hours and not weekends.
5. The Tidal Plaza (or Court), designed to be the focal point of the campus and a central gathering area is surrounded by two-story buildings and sound walls to the south, but opens up like a megaphone and an echo chamber to Adams Avenue to the north. Please mitigate this by:
 - a. requiring a sound wall to the north of the Tidal Plaza;
 - b. requiring anything other than casual small gatherings to be governed by the city's permit system for special activities. Do not allow evasion by letting the church claim that regularly scheduled activities (even if they are only scheduled once per year) are not special events and therefore don't require a permit;
 - c. requiring the church, as a condition of having evening activities, to take reasonable steps to see that attendees do not linger and talk outside in the evening after events at night. This was required of the Moulin Rouge restaurant in a commercial zone. It can certainly be required in a P/PS zone across the street from residences.
6. Construction. End construction by 5:00 p.m. Monday through Friday, and not allow it on Saturday or Sunday. This is what Orange county requires, and a church representative told the neighbors this is what they intended – they just would not put it in writing.
7. Make a reasonable effort to acquire and post detailed information regarding monthly and weekly construction plans on the church website as it becomes available.

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Compact Disk
Filed to be part of the record for conditional use permit 06-035 and mitigated negative
declaration no. 06-008

To the Planning Commission and Planning Department of the City of Huntington Beach
Submitted by David Treiman, September 11, 2007.

CONTENTS OF THIS CD

Church Next Wave Videos

From the church's Website. I have included a Flash player so you can view them.

Diesel Air Quality issue

Information about the findings and regulation of diesel construction equipment by the California Air Resources Board.

More Photos

More Videos

My PowerPoint presentation only includes short video clips to save time. Longer clips and more photos are available in these two folders.

PowerPoint

This is a presentation I intend to deliver at the Commission meeting on September 11, 2007. The videos included are also in this folder. They must be kept in the same folder as the PowerPoint file for the movies to run in the Presentation. I have also included a PowerPoint viewer.

INTERNATIONAL
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1706 Shipley St,
Huntington Beach, CA,
92648

Sept. 11, 2007

Mr. Tom Livengood,
Vice-Chairman, Huntington Beach Planning Commission

Mr. Chairman, Commissioners, Ladies and Gentlemen:

I'm Ron Austin. My wife and I live at 1706 Shipley St, the second house north of Adams Blvd on Shipley.

When we moved into our house over 23 years ago, the present Worship Center was just completed but the church had run short of funds and the parking lot and landscaping were unfinished. We donated some shrubs and bushes in an effort to jumpstart the landscaping but it was years before the lot was fully paved and the trees and grass that you see today were planted. We didn't complain, and we haven't objected when cars are parked in front of our house for a few hours on Sunday. When our grandchildren were small, they used to play and ride bikes in the church parking lot. We figured it was a reasonable trade-off for considerate neighbors living together.

We are pleased to see that the 3-level parking structure has been dropped from FCC's proposal. This is good for the neighborhood and I suspect is very good for FCC as well!

We still have some concerns with the proposal and although we have listed these in earlier letters to Mr. Santos, and to you personally on Aug. 14th, let me briefly summarize them again:

FIRST: The bright colors of the "Bella Terra" look proposed for some of the new buildings. I suspect that such bold colors are a passing fad. Can't we tone these colors down to more reasonably blend with the aesthetics of the surrounding neighborhood and FCC's own chapel?

SECOND: The commercial bookstore and large full service café. We are particularly concerned with the noise associated with these ventures due to increased traffic and the dramatic increase in deliveries and trash collection that will result. Residents of Shipley, Aspenwood and some houses on Main St. are especially vulnerable due to their close proximity to the delivery and trash sites. As you know, except for the few days of Santa Ana's each year, the prevailing winds blow directly from the church to our property, carrying with it dust, fumes and exacerbating any noise. I see no recommendations from staff to mitigate this noise problem. In fact, staff has compared our situation to the local Home Depot, Wal-Mart and Target stores. Those stores are commercial ventures in areas zoned commercial! With the briefest of inspections, I found that Home Depot is surrounded by Ocean View school's athletic fields, tennis courts and commercial malls. At Wal-Mart and Target, significant steps were taken to mitigate noise. Wal-Mart's deliveries are contained in a U-shaped structure facing across Talbert to the cemetery.

Target's large truck deliveries are contained behind a sound wall. Their one small delivery door that faces houses to the west has the following restrictions posted:

Deliveries – 8am to 12 noon Monday through Friday only.

No trucks over 26 feet in length, no idling, no turnarounds!

D2 . 407

RECEIVED SEP 11 2007

I urge you to require a sound wall enclosure and at a minimum, the same limits observed by Target.

THIRD: A huge increase in requested outdoor activities in the tidal court area, with voice and sound amplification.

A casual look at FCC's plans will show that the tidal court area is surrounded on the east, south and west by high walled structures and is open to the north. Sounds from the tidal court will reflect off the walls and funnel directly across Adams Blvd toward our homes!

I am sure that most of you have experienced situations at receptions, clubs, sporting events and other occasions where the music is so loud that you can't talk! Several times in the past year there have been events on FCC's parking lot that lasted for hours and where the sound amplification was so great that we couldn't watch TV in our home, and this with double paned windows closed! Recently, a function was being held at night in the area where the new tidal court will be. It was noisy and had not quieted down by 10pm. Another neighbor, who could not sleep because of the noise, finally called the police. The police arrived about 11pm and the group dispersed, not quietly but with shouted goodbyes and honking of horns.

I am sure that the churches intentions are good, but there are people, like contractors and especially DJ's and Masters of Ceremony who know only two levels – LOUD and LOUDER!

Mr. Chairman, I would like to speak from the heart, both to the Commissioners and to the folks that are here tonight supporting their church. We understand and agree that FCC needs to upgrade their facilities. But the folks supporting FCC are not the ones that will be negatively impacted by some aspects of their expansion. WE are, and particularly relating to noise, there are a relatively small number of homes that would be seriously impacted. Excess noise is a major factor in the deterioration of our quality of life!

We desperately need substantial noise mitigation efforts to be taken in the trash and delivery areas, at least equal to or better than those used in commercial areas! We need strict written restrictions on sound amplification and hours of outdoor activity!

Mr. Chairman, the folks here tonight expressing their concerns are neither radical nor obstructionist. They are our neighbors, young and older, a wonderful cross-section of very nice people!

I urge the Commission to give serious consideration to all of our concerns. Mitigate the noise and reach compromises on the other issues that FCC and all her neighbors can live with.

Respectfully,

Ron and 'Lou Austin

Santos, Ron

From: Fauland, Herb
Sent: Thursday, September 20, 2007 3:26 PM
To: Santos, Ron
Subject: FW: Email regarding First Christian Church (rec'd from citizen Michael Crose 9-18-2007)

File

From: Wine, Linda
Sent: Thursday, September 20, 2007 3:25 PM
To: Blair Farley; Devin Dwyer (E-mail); Elizabeth Burnett (E-mail); Fred Speaker; Joe Shaw; John Scandura ; Tom Livengood
Cc: Hess, Scott; Fauland, Herb
Subject: Email regarding First Christian Church (rec'd from citizen Michael Crose 9-18-2007)

From: Michael Crose [mailto:mcrose@coastappraisalinc.com]
Sent: Tuesday, September 18, 2007 1:39 PM
To: Wine, Linda
Subject: Please forward to all Planning Commisioners

Thank you for your efforts at the last Planning Commision meeting. I remained up to the bitter end as did all of you. FYI - here is a letter I forwarded to the City council which is probably only one of many they will be receiving from hundreds of residents.

Dear Honorable Council Members,

I commend most of you on your dedication and hard work on behalf of our fine city. I know that, generally speaking, all of you have the best interests of this city in mind when you cast your votes and make your decisions regardless of whether or not I agree with you. I am a neighbor who is active throughout the community and can be seen at almost every venue, where I shop, eat, and socialize. I rarely see most of you, except for perhaps Mr. Carchio, so I can only wonder how close your ears are to the actual pulse of the community.

With that said, it saddens me and over 2,000 members of First Christian Church to once again see one of our council members stand in the way of progress instead of fostering progress. Is the agnostic or atheist views of a council member at the root of this appeal? Why has a certain council member chose to thrust the cost of the appeal of the Planning Commission decision upon the taxpayers of this city instead of the complainants? It is apparent that the church is not asking for special treatment but rather only to be dealt with fairly. My neighbors and I have watched promising building projects and business opportunities flounder because of council intervention, or from council inattention. The building projects in the past were completed at a snail's pace and the current projects are no better. I am a neighbor and member of First Christian Church so I may be biased, but that does not make my observations and opinions any less viable. I attended the Planning Commission meeting to voice my disapproval of the pending medical marijuana clinics, and surprise, it was re-scheduled. That was my 3rd meeting that I attended where the issue in question was continued or canceled. Instead I was treated to the First Christian Church fiasco. I implore you to read the transcripts of this meeting and actually listen to the complaints of the neighborhood. The Planning Commission did a good job addressing all of the concerns and perhaps they even went overboard and legitimized even the petty complaints. The complaints ranged from parking on the street to leaf blowers to trash trucks, and get this, even a complaint that H.B. High School kids might be tempted to visit the church and "hang out" for coffee. Kudos to First Christian Church to lure these loitering teenagers out of the streets and out of the SeaCliff Shopping Center. Perhaps we could use the church café to draw the wayward and intoxicated teenagers from the downtown Main Street bars also. As for the parking issue, the leaf blowers and trash trucks, these are noise problems we have all accepted throughout Huntington Beach. One neighbor

D2 . 409

9/20/2007

complained about a trash truck that is *across the street* and then further still, *across a parking lot*. I live in the downtown area and this same trash truck is right below a bedroom window while it collects trash for the entire block. Ditto for the neighborhood gardeners and the leaf blowers. As for parking issues in the neighborhood, I personally have a HUGE parking issue everyday with beach goers who want the free parking in front of my house. We live in a city, with neighbors, I've accepted that.

The neighbors who are complaining about the church project are no more special than the rest of us. We all deal with their same issues on a daily basis, but of course that is required of us if we are to co-exist in this city.

Contrary to popular belief, the pressing issues of this city are infrastructure issues (ie. sewer and street maintenance) and, increasing the tax base through progress (not through increased taxation), and providing a direction for the future development of the downtown area. I find it amazing that the major attraction and gateway to our city, which is the bluff walkway and bike trail between GoldenWest St. and Main St. is in such horrible disrepair. I'll save the deplorable alleyways for another day.

Enough already with the ludicrous "nanny state" decisions like the mandatory dog sterilization program. Are you kidding me? First Christian Church knows what the "right thing" is, and they are doing it, are you?

Thank you to those of you who took the time to read the concerns of a resident and voter.

Michael Crose
Coast Appraisal, Inc.
p. 714-969-8565
f. 714-969-6009
mcrose@coastappraisalinc.com
www.coastappraisalinc.com

Linda Wine
Administrative Assistant
Planning Department
linda.wine@surfcity-hb.org
(714) 536-5276

September 13, 2007

Jeanne Zenk
304 W. Springfield Ave
Huntington Beach, CA 92648

RECEIVED

SEP 17 2007

City of Huntington Beach
City Council Office

Attention: Planning Commissioners and City Council Members

Re: Approval of First Christian Church "Next Wave Building Project"
Negative Declaration No. 06-035/ Conditional Use Permit No. 06-035

I want to thank the Planning Commissioners, who on the night of September 11th made a bold and correct decision to approve the Conditional Use Permit for the construction and remodeling of First Christian Church of Huntington Beach. It was a long night and there was much public comment and many conditions suggested and debated by you the Planning Commissioners; in the end reason appeared to prevail.

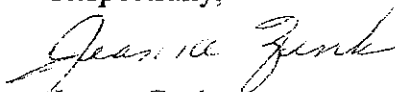
For some of us in the audience it appeared that your attempts to place certain conditions on the project, to then take straw votes on the conditions and then to get a ruling by the city attorneys was more of a rights and ordinances lesson for all of us rather than an actual attempt to make these conditions a part of the Conditional Use Permit. Let us hope that everyone in attendance that night became aware of one very important point, "If a small handful of people would propose to limit the rights of another group of people, rights that they are afforded under city ordinances, do we not run the risk of losing those same rights for ourselves in the future."

As all concerned await the appeal period and process we would hope that the neighbors would have a change of heart and come to realize that the improvements to the church will be beneficial to them in many ways; increased property values, a shelter in times of natural disasters, a place that offers a clean and wholesome environment for all who choose to participate in the church activities and facilities, a historical landmark on Main Street and a continuing community partner with the City of Huntington Beach.

All that being said, my husband and I do not live within the 300 foot radius of the church, however, we do live within two blocks of First Christian Church and will be impacted in some way when construction begins; my husband and I will be able to hear the sounds of men at work but to us the sounds of progress are like music to our ears. Please, keep Huntington Beach moving towards its goal of being one of the best cities in America to live in; let us not return to the days of its decline when life here left much to be desired.

Keep up the good work, let reason prevail in all your decisions, you are on the right course; as it was once stated "If you're not moving forward, you're not making progress!"

Respectfully,


Jeanne Zenk

D2 . 411

Esparza, Patty

From: Ron Ahrens [ronahrens@verizon.net]
Sent: Sunday, September 16, 2007 9:12 AM
To: CITY COUNCIL
Subject: First Christian Church APPROVED Project

Esteemed Council Members,

Much ado about nothing.

The members of the planning commission in a unanimous vote approved a building project which will do nothing but beautify the city of Huntington Beach. The old dilapidated buildings of "First" are just that. The parking structure which was never really wanted by the church, but at the time a way to handle the city mandated parking requirement was scrapped. The "commission" plodded through the items of concern to the neighbors and approved the project after hours of thought and deliberation. Now one of our Council members has decided to appeal on behalf of a handful of disgruntle neighbors, some of which appeared to have a total disdain for the church.

Issues of concern all seem to be items that will continue to exist whether the project is approved or not. "First" will still have trash. They will still meet as needed for church purposes. Kids will continue to attend, and maybe even laugh a little. Some of them may even get picked up by a bus once a year to go to church camp. Cars will still park in the parking lot. All of these items are going to happen whether the project is approved or not. Some of these concerning issues were actually discussed and the commission made appropriate changes, which were agreed to. CLOSING down the church is not on the table. The church existed way before any of the complaining neighbors moved in. They could probably see it when they purchased their homes. So why complain about the normal, everyday activities, like trash pickup and leaf blowers now. Those will continue either way.

As a 20 year resident of downtown HB I understand noise and congestion. I understand that the high school plays football. I understand that kids attend schools and play outside at times. I understand that Dwyer has a loud microphone over which the principle speaks. I understand that people park on the street when they go to the beach or attend the 4th of July run or the parade. I love it here regardless of living 5 feet from my neighbors. It is the best, so why complain about everyday things that just are the way they are. Obviously our friends have nothing else to do. The DVD that was made of the trash truck was priceless. Unbelievable.

I pray for you council members, the planning commission members, and especially for the disgruntle neighbors who seem to need prayer as much as anyone, especially Mr. DVD.

With love,

Ron Ahrens
Happy Resident

D2 . 412

AHRENS
9/17/2007

1706 Shipley St.
Huntington Beach, CA

Oct 2, 2007

City Council
Huntington Beach, CA

Mayor Coerper, City Council Members

This letter is regarding the proposed conditional use permit (CUP) for First Christian Church (FCC) located at 1207 Main St, Huntington Beach.

We wrote a number of letters regarding neighborhood concerns with several issues in FCC's original proposal and spoke about those concerns at the Sep 11th Planning Commission meeting. Although several issues (parking structure, maximum seating capacity, hours for outdoor dining, sound wall on north side of tidal pool area) were disposed of satisfactorily, a few others were not, or got lost in the confusion that ensued toward the end of the meeting!

We have three (3) ongoing concerns, all relating to noise. Please note that these concerns are NOT about the normal noises of children at play during school hours or after church functions, nor about the normal noises of adults as they congregate before and after functions at the church!

Our concerns are:

1. Outdoor sound amplification. There have been several instances of extremely loud outdoor amplification of voice and music in the recent past. The planning dept. staff had proposed no outdoor sound amplification, permanent or temporary. The Commission removed all reference to temporary sound amplification! We would propose a compromise that limits maximum sound (decibels), and puts reasonable time limits on any use of outdoor sound amplification.

2. Trash pickup. It would appear that the present trash location is illegal by city ordinance. Some Planning Dept. staff do not agree, but a reading of the ordinance and a quick review of the site would show that it meets neither the letter nor the spirit of the law! There will be a substantial increase in trash when the bookstore and 109 seat café commence operation. We would propose that at a minimum, the trash gates be rotated away from Adams Ave. and a sound wall be constructed to shield residents to the north from the noise. A better solution might be for Rainbow and the church's architect to collaborate on a design that would be beneficial to all!

3. Delivery Truck noise. As mentioned above, we can expect a dramatic increase in deliveries when the project is complete! Early in the discussion of this project, one of the Planning Dept. staff compared our situation to that experienced by the neighbors of Target, Wal-Mart and Home Depot! A quick visit to those sites showed that there were substantial noise mitigation efforts taken! In addition, at Target, where minor delivery did not take place behind sound walls, the hours were restricted to 8am-12noon, M-F only. I would hope that we would be given at least the same protections that are required at commercial sites!

Thank you for considering our concerns.

Respectfully,

Ron and Mary Lou Austin

D2 . 413

Austin

Esparza, Patty

From: Dapkus, Pat
Sent: Monday, September 17, 2007 6:23 PM
To: CharlotBark@aol.com
Subject: First Christian Church CUP

Thank you for your comments on the First Christian Church CUP. Please be advised that a copy of your email was received by all the Council. A copy is also being forwarded to the City Clerk for inclusion in the record on this item should it come before the City Council.

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: CharlotBark@aol.com [mailto:CharlotBark@aol.com]
Sent: Monday, September 17, 2007 6:18 PM
To: CITY COUNCIL
Subject: Att. Jill Hardy

I'm a Member of FIRST CHRISTAIN CHURCH since 1976 .We are seeking to expand our CHURCH to win people for the LORD.

First let me thank you for voting to let us go ahead with new plans to have room to win more people to the LORD.However now that an appeal has been filed this will set us back some.

Buy were not discouraged,Thru pray I believe this will come about.

Our main reason for expanse this to have room to help more people.We are really cramped at the present time. Please vote so we may go forward.Thank You In Christian Love Bill and Jean Barker.

See what's new at AOL.com and [Make AOL Your Homepage](#).

D2 . 414

BARK
9/18/2007

Esparza, Patty

From: Dapkus, Pat
Sent: Wednesday, September 19, 2007 4:10 PM
To: City Clerk Agenda
Subject: FW: Support First Christian Church

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

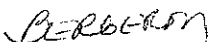
From: Marbles143@aol.com [mailto:Marbles143@aol.com]
Sent: Wednesday, September 19, 2007 4:06 PM
To: CITY COUNCIL
Subject: Support First Christian Church

Dear Council Members,
We have been members of First Christian Church for 8 years, and we hope and pray that the building project will be approved by all members. Our church is an important part of the community and has been for 100 years. Our church family is growing, and our church needs to house everyone that wants to come. We hope that someday you all will come to visit, and then you will understand how important it is to us. Who knows, you might want to stay !

Sincerely,
Bill and Margaret Bergeron
714-374-4259

See what's new at AOL.com and [Make AOL Your Homepage](#).

D2 . 415


9/19/2007

Lugar, Robin

From: Dapkus, Pat on behalf of Coerper, Gil
Sent: Wednesday, October 03, 2007 1:59 PM
To: City Clerk Agenda
Subject: FW: NOTICE OF INTENT TO FILE CIVIL ACTION

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: BSk8bo@aol.com [mailto:BSk8bo@aol.com]
Sent: Wednesday, October 03, 2007 9:45 AM
To: Sharpe, Jean
Cc: CITY COUNCIL
Subject: NOTICE OF INTENT TO FILE CIVIL ACTION

In that the City of Huntington Beach City Council, cloaked in the authority of elected representatives, did violate the inherent rights of John A. Boag, a sovereign citizen of the United States and resident of Huntington Beach, by enacting legislation that enhances and promotes a religious organization known as the First Christian Church.

Such actions are clearly in violation of the intent of the First Amendment and subsequent rulings of the Supreme Court in regards to enhancing the rights of one religion or no religion over that of others; therefore, it is the intent of Boag to bring civil action against the City of Huntington Beach, City council members and Does 1 through 30.

John A. Boag

Oct. 3, 2007

See what's new at AOL.com and [Make AOL Your Homepage](#).

D2 . 416

Boag
10/3/2007

Esparza, Patty

From: Dapkus, Pat on behalf of Coerper, Gil
Sent: Wednesday, September 19, 2007 8:38 AM
To: City Clerk Agenda
Subject: FW: First Christian Church Construction Project

Pat Dapkus
 (714) 536-5579
 (714) 536-5233 (FAX)

From: Doris Chambers [mailto:dchambers10@socal.rr.com]
Sent: Tuesday, September 18, 2007 10:14 PM
To: Doris Chambers
Subject: First Christian Church Construction Project

Mayor Gil Coerper:

I'm writing on behalf of the First Christian Church's building project. The church had hoped to be well under construction by now. However, after over 200 conditions had been added to their permit, it was finally approved on Monday, Sept. 10th. Shortly thereafter, an appeal was made by Councilwoman Debbie Cook on behalf of the neighbors. Now there is another delay and wait before anything can be done.

Please consider that the Church has agreed to meet all the conditions and requirements that were discussed in last week's meeting and in prior meetings. The parking garage is no longer in the plan, sound barriers will be built, outdoor sound systems are not permitted without a permit, seating has been reduced in the cafe. Hours for trash pickup and deliveries will be at more convenient times for the neighbors. Lawn maintenance will limit blower hours. Bus loading and unloading will be changed to the upper parking lot. I have listed just a few of the conditions that will be met. There are also 200 other conditions to the permit for the project. The Church has tried to comply with neighbors requests. Now there is an appeal. What more can they ask?

The property will be much improved in the Church's plan. If anything, this will improve the value of property nearby. The older educational buildings will be replaced with new up-to-date facilities, which will be much more pleasing and efficient than the present day fifty year old buildings. The old church on Main Street will be redone in a totally new look. The inner court will be a pleasant place for people to visit, study and enjoy.

The Church has been a vital part of Huntington Beach for over a hundred years and has brought many people into its fold. That's what church is all about. They have shared many activities with the community. They sent a large semi-truck, fully loaded to the top with supplies to help the people after Katrina. Several different times, crews of church members went to Louisiana to help rebuild. They furnish a large trailer with restrooms and furnish thousands of bottles of water for the 4th of July Parade participants and viewers. Wherever there is a need in Huntington Beach or in other states, church help is on the way. Missionaries all over the globe are recipients of physical or financial help. There are many other ways that the church reaches out to people, on a daily basis.

We as a church family just want to continue to bring the Word to many people. We do need to make our facilities more usable, efficient and attractive to the residents and visitors of Huntington Beach. Please consider how important that this project is to this church family and to those it will add in the future.

D2 . 417

CHAMBERS
 9/19/2007

I have been a member of Huntington Beach First Christian Church since 1961. I live about a block and a half south of the church at 1010 Main Street.

We hear many football games at the high school. Lake Park has many outdoor activities every weekend. We hear baseball games, picnics, weddings, music, children on the playground equipment. It's a happy noise and we don't mind hearing people laughing and playing. We never hear any noise coming from the church. If we did, the noise of people talking and enjoying time together, would be an acceptable part of living here.

Please help to re-approve this conditional permit and let us begin construction soon.

Thank you,

Doris Chambers
1010 Main Street
Huntington Beach, CA 92648
(714) 536-2495

D2 . 418

9/19/2007

Esparza, Patty

From: Dapkus, Pat
Sent: Monday, September 17, 2007 10:02 AM
To: City Clerk Agenda
Subject: FW: First Christian Church

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: Ada Cole [mailto:adabelieves@ca.rr.com]
Sent: Saturday, September 15, 2007 8:02 PM
To: CITY COUNCIL
Subject: First Christian Church

City Council Members:

We request that Debbie Cook.s attempt to stop FCC from replacing their old church buildings be viewed as with out merit.

With all building projects there is temporary noise as it was when Debbie's house was built.

Respectfully,

Dick & Ada Cole

714-966-3057

D2 . 419

COLE
9/17/2007

Esparza, Patty

From: Dapkus, Pat
Sent: Monday, September 17, 2007 4:38 PM
To: City Clerk Agenda
Subject: FW: FCC's Building Project

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: Colley, Joanne [mailto:Joanne.Colley@HoagHospital.org]
Sent: Monday, September 17, 2007 3:53 PM
To: CITY COUNCIL
Subject: FCC's Building Project

Unanimous approval by the Planning Commission brought renewed hope to the member's of First Christian Church and our supporters in the community and neighborhood that progress on the modernization of the campus could at last move forward. To learn that this has been successfully petitioned for appeal after many concessions to appease those in the community with objections to individual "line items" in the proposed plan is disconcerting. I trust you will find in favor of approval for this project.

Thank you.

Joanne Colley

Proud resident of Huntington Beach for 45 years.

Graduate of Huntington Beach High School.

Property owner and neighbor of FCC.

Member, First Christian Church.

D2 . 420

COLLEY

9/17/2007

Esparza, Patty

From: Lisa Curtiss [sky.nurselisa@verizon.net]
Sent: Sunday, September 16, 2007 11:00 AM
To: CITY COUNCIL
Subject: Appeal Oct 15 for FCCHB

Dear City Council Members,

I am a member of First Christian Church of Huntington Beach. I understand there is an appeal process on October 15, 2007. We certainly understand the neighbor's objections of noise and traffic.

However, "Church" has changed to meet the needs of the community for this century. The church needs to meet the community's needs, especially the young people. Young people want to go somewhere that is positive, and energizing. This bookstore/café will meet those needs. We are not talking a restaurant. We are talking about a gathering place for Christians and those trying to reach young people with problems.

I would much prefer that young people would have a place like this to go to rather than being on the street doing drugs or other illicit behaviors.

I am a public health nurse. I am quoting the suicide rate for teens in Orange County according to a 1997 report issued by the Orange County Health Department. The two special at risk groups are defined by *Healthy People 2000*. They are Adolescents 15-19 and Males 20-34.

This report constitutes a study of suicide mortality in Orange County for Orange County residents. Orange County death records for 1990-1997 comprise the suicide data.

➤ Suicide was the **8th leading cause of all deaths** for Orange County residents in 1997, accounting for 1.5% of all deaths. For males, suicide represented 2.3% of all deaths, and for females, suicide accounted for 0.8% of all deaths.

County of Orange, Health Care Agency, 1997 Death File

Leading Underlying Causes of Death for Orange County Residents, 1997

Rank	Cause of Death	Number	Percent
1	Diseases of heart	5,157	32.3%
2	Malignant neoplasms	3,852	24.1%
3	Cerebrovascular diseases	1,146	7.2%
4	Pneumonia and Influenza	896	5.6%
5	Chronic obstructive pulmonary disease	855	5.4%
6	Accidents and adverse effects	598	3.7%
7	Diabetes mellitus	328	2.1%
8	Suicide	235	1.5%
9	Chronic liver disease and cirrhosis	234	1.5%
10	Atherosclerosis	204	1.3%
11	Alzheimer's disease	186	1.2%
	All others	2,270	14.2%
	Total	15,961	100.0%

➤ When 1997 deaths due to injury were analyzed, suicide emerged as a major underlying

D2 . 421

CURTISS
9/17/2007

cause of death. Suicide was the **leading cause of injury-related deaths** during 1997. During 1997, the suicide crude death rate was 8.8 per 100,000 person-years.
County of Orange, Health Care Agency, 1997 Death File

- During 1997, Orange County had a suicide death rate that was **lower than both California and the United States**. Orange County had a suicide death rate of 8.8 per 100,000 population as compared to California (9.6 per 100,000) and the United States (10.6 per 100,000).
- **Orange County has attained the *Healthy People 2000* objective rate** for suicide of 10.5 per 100,000 population. In addition, Orange County has achieved the target rates for two special at-risk groups defined by *Healthy People 2000*: adolescents 15-19 and males 20-34. **The target rate for a third at-risk group, white males 65 and older, has not been met.**
- The target set for *Healthy People 2010* is 6.0 total suicides per 100,000. Orange County has not met this target yet.

**Orange County Death Rate Comparisons
with *Healthy People* Target Rates, 1995-1997**

Adolescents 15-19 **8.2 6.4**
Males 20-34 **21.4 18.1**
White Males 65 and older **39.2 40.3**
Total Suicides **10.5 8.8 6.0**
County of Orange, Health Care Agency, 1995-1997 Death Files

Thank you for your understanding in this matter and I hope you will serve the needs of the whole community not just a few.

Elizabeth S. Curtiss

Esparza, Patty

From: Colleen Drew [colleen@drapers.com]
Sent: Monday, September 17, 2007 7:36 AM
To: CITY COUNCIL
Subject: First Christian Church

Good Morning to all!

I just wanted to pass along a note to all of you to encourage you and thank those of you who are behind First Christian's remodel/expansion. As a 20 year Huntington Beach resident and a 17 year born-again Christian (I don't attend First Christian as I go to another HB church but have many friends that do) I have been blessed by the diversity of our city. I have been grateful for the continuous upgrades to our downtown area and our shopping centers as well as the different churches in our city. I would ask that each of you would continue to support this awesome project and watch how our city will be blessed.

Thanks so much,
Colleen Drew
17824 Beard Lane
Huntington Beach, CA 92647

D2 . 423

Drew

Esparza, Patty

From: Diane Ewing [dewing@ovsd.org]
Sent: Monday, September 17, 2007 11:00 AM
To: CITY COUNCIL
Subject: Church

Dear Council Members,

When the First Christian Church modernization plan comes before you, please vote in favor. Since much of the church was built in the 1950s it obviously needs remodeling. When the campus was built, there were two pastors. Now there are 14 plus support staff! They need offices.

There isn't a building that goes up or a building remodeled that doesn't have some opposition. It is just the nature of people in general. Many members of First Christian have made sacrifices to donate money towards the future of F.C.C. and the future of Huntington Beach. Please don't make them wait longer to start the project. It is an enhancement to H.B., not a detriment to the community.

Thank you, Diane Ewing, H.B. resident

D2 . 424

Esparza, Patty

From: Dapkus, Pat on behalf of Coerper, Gil
Sent: Monday, September 17, 2007 5:01 PM
To: City Clerk Agenda
Cc: Dapkus, Pat
Subject: FW: HB First Christian Church

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: Kolhane Grooters [mailto:kgrooters@micena.com]
Sent: Monday, September 17, 2007 10:57 AM
To: Coerper, Gil
Subject: HB First Christian Church

Gil,

I hope your having a good week. I wanted to take a moment to express why the expansion of First Christian Church is important to our city and the families that live here. I moved to Huntington Beach 8 years ago and have enjoyed living here. Two years ago my wife and I looked at selling our house and moving more towards San Diego, the schools are good, it was closer to our work and we could afford a beautiful ocean view home. Everything was a go but our decision to stay in Huntington Beach was mainly due to First Christian Church. We depend on our church for the strength and encouragement we receive each week. First Christian Church and it's members are like family to us. The growth and strength of First Christian Church not only builds a stronger community in Huntington Beach but it also attracts people to live, work and play in our city. There are some projects that are approved that are questionable, this is not one of those projects.

Thank you for your time and consideration,

Kolhane Grooters
Global Account Director
MICE North America

Direct: 949 654 0400 Ext 12002
Mobile: 714 421 0422
Fax: 949 654 0733

6489 Oak Canyon
Irvine, CA, USA, 92618
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Esparza, Patty

From: Dapkus, Pat on behalf of Coerper, Gil
Sent: Monday, September 24, 2007 5:17 PM
To: City Clerk Agenda
Cc: Pat Dapkus
Subject: FW: Support for First Christian Church Project

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: Lisa Holley [mailto:holley.lisa@gmail.com]
Sent: Monday, September 24, 2007 5:13 PM
To: Coerper, Gil
Subject: Support for First Christian Church Project

September 24, 2007

Dear Mayor Coerper,

We are writing today to voice our support for the modernization project at First Christian Church. We are both members of the church and neighbors to it (we live in Beachwalk), so we have carefully considered the impact of these changes in both ways: as church members and as neighboring homeowners.

First, as neighbors, we have a unique viewpoint. We are located across 17th Street from the church and back up directly to Huntington Beach High School; as a result, we hear many things during the course of our day. The high school produces all of the noise we hear. However, we look at it this way: the high school was not invisible when we purchased our home. Because we were aware of the impact the existing facilities in the neighborhood would have on us when we decided to buy our home, we are never bothered by the noise from the bells, the morning announcements, the graduation ceremonies, the band competitions, football games, or night-time softball games in the adjoining field that go on well past 10:00 p.m. on weeknights.

We have never heard any noise from the church. It is difficult to imagine that the church would produce noise or traffic that would even come close to that generated by the three schools in the area, and particularly the high school.

In comparison, the church's effect on neighbors once the project is completed will be modest. The plan for the café/bookstore is small and intended primarily for church members. We've heard concerns that teenagers from the middle and high schools may use the café and/or bookstore. We welcome that! Living here, we see the foot-traffic throughout the neighborhood when school is let out. How wonderful it would be to have a positive, supervised place for these teens to go rather than just roam all over the community, as they do now.

L. HOLLEY
9/24/2007

D2 . 426

As church members, we see the need for updated and new buildings. Our teenage son is active in the youth group, and there is simply not enough room to accommodate all of the young people who wish to get involved. Last year they had to turn teenagers away from the junior high school service because there was no more room! In addition, the existing facilities are run down and in need of care.

First Christian has been a wonderful neighbor and has had a positive impact on our community in many ways. In order for the church to meet the needs of existing and future church members and to continue to serve the community, this project is vital. We urge you to follow the Planning Commission's recommendation and approve the church's plans. Your approval will have a long-term positive impact on all of Huntington Beach.

Sincerely,

Mark and Lisa Holley

19490 Sandcastle Lane

Huntington Beach, CA 92648

D2 . 427

9/24/2007

Esparza, Patty

From: Jennifer Johnson [jkjohnson1026@mac.com]
Sent: Saturday, September 15, 2007 9:04 PM
To: CITY COUNCIL
Subject: First Christian Church--expansion project

Good Evening,

I have been a member of First Christian Church since 1990. I have grown up in the church and I have many positive memories there. I have watched the church grow in population and was very excited to learn of the remodeling project. My husband and I are about to have our first child and we couldn't be more thrilled to know that through this remodeling, our child will be in a cleaner, safer, more up to date environment.

Through the 17 years that I have been a member, I have also been a witness to the community service acts that First Christian Church provides. I think the most obvious example is from this past 4th of July when the staff provided executive bathrooms at NO cost to the community. This building project isn't just another construction project---it effects every member of our church. I also believe it effects the lives of the community in positive ways. I think that updating our church can only increase the value of our neighbor's homes by making the neighborhood even more presentable. This is an exciting project---our church has called it the "next wave" and I can only ask that you will join us in this adventure.

Sincerely,

Jennifer Johnson

D2 . 428

JOHNSON

Esparza, Patty

From: Dapkus, Pat
Sent: Wednesday, September 19, 2007 11:44 AM
To: City Clerk Agenda
Subject: FW: (no subject)

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: Bdnmm@aol.com [mailto:Bdnmm@aol.com]
Sent: Wednesday, September 19, 2007 9:52 AM
To: CITY COUNCIL
Subject: (no subject)

Dear Council Members:

I am writing to you in support of Huntington Beach First Christian Church's building plans. I am not a member of FCC; but am a part of the Prayer Shawl Ministry group that meets on Tuesday night. We are a group of ladies who enjoy knitting and have found a wonderful way for our knitting to reach and support people. Our shawls go out across the nation to people who are going through a difficult time. We want them to know that each time they put their shawl on, the arms of God and the people who knitted their shawl are around them. I have seen first hand what this has done for people in crisis and it is powerful.

First Christian Church welcomed me and is giving me an opportunity to give to my community. I find all who I have come in contact to be nothing but hospitable. What better use of property than to have a place where the community is welcome to seek fellowship. As a resident of Huntington Beach and member of St. Simon and Jude Catholic Church I implore you to extend your hand in helping FCC continue to offer the community of Huntington Beach a place to come and celebrate the beliefs and values that are often forgotten in our world today.

Sincerely,

Mary Johnson

See what's new at AOL.com and [Make AOL Your Homepage](#).

D2 . 429

Johnson
9/19/2007

Esparza, Patty

From: Dapkus, Pat on behalf of Coerper, Gil
Sent: Wednesday, September 19, 2007 11:38 AM
To: City Clerk Agenda
Subject: FW: First Christian Church, Improvements

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: ROBERT S KIRKSEY [mailto:nrkirksey@verizon.net]
Sent: Wednesday, September 19, 2007 11:16 AM
To: CITY COUNCIL
Subject: First Christian Church, Improvements

Council Members,

After reading the article in the Orange County Register we are contacting you to ask that you you **approve** the permit for improvements at the First Christian Church Campus. A city with active churches is a good place to live. We have lived in HB since 1969. This church has been a positive force in the city for over 100 years. The Planning Commission, that you appointed, has thoroughly examined this application and approved it already. Please allow the church to update and approve their facilities without any further delay.

Thank You,
Robert and Nancy Kirksey

D2 . 430

KIRKSEY
9/19/2007

Esparza, Patty

From: Rod Kunishige [rkunishige@hotmail.com]
Sent: Sunday, September 16, 2007 6:20 PM
To: CITY COUNCIL; zzm - HB Independent
Subject: HB First Christian

Bill Borden is right.
September 16, 2007

HB First Christian is merely trying to be a good citizen by upgrading its facilities for its congregation and community. As a neighbor, I support their efforts despite one Councilwoman's attempt to veto the 5 to 0 vote of the planning commission. HB FC has served this community long before the City was incorporated and yet it has met nothing but hostility from just a few extremely powerful people.

I, a Saint Simon & Jude parishner, urge you to support this clearly beneficial upgrade. It seems that not everyone knows that it is illegal for non-profits to conduct profitable enterprises. Further it seems to me that they are the ones in need of some non-public school education.

Rod Kunishige
1107 Main St. HB
714 374-8177

Kick back and relax with hot games and cool activities at the Messenger Café.
http://www.cafemessenger.com?ocid=TXT_TAGHM_SeptHMTagline1

D2 . 431

KUNISHIGE

Esparza, Patty

From: Terri & Harlan Lawson [lawsonpanda@verizon.net]
Sent: Monday, September 24, 2007 7:26 AM
To: CITY COUNCIL
Subject: FCC's building project

Dear City Council Member,

We have lived here in Huntington Beach for 45 years and have attended First Christian for that entire time. We have seen Huntington Beach grow and change in many ways and usually for the better of the community.

Our Church has always served the community and tried to help our neighbors and this new building project is just another way we want to better serve the people of Huntington Beach.

You have all the information you need to make the decision to approve the new building project. This will make our long established church tradition of serving here continue with a newer and better looking appearance and one that will enhance the looks and service of the city of Huntington Beach.

We want to urge you to approve this project as it is proposed and to do so as quickly as possible.

Thank you for your service to our community as our elected City Council Board Member.

Made God bless and guide you in your decision.

Sincerely,

Harlan & Terri Lawson

D2 . 432

Lawson
9/24/2007

Esparza, Patty

From: Cindy Martina [cindymartina@verizon.net]
Sent: Sunday, September 16, 2007 2:37 PM
To: CITY COUNCIL
Subject: FCC EXPANSION

My name is Cindy Martina and I've been attending FCC since 2002. I hope that we will be allowed to grow. One of the things I am most looking forward to in our growth plans is the book store & café. I believe it is very important to have places where people, especially young people, can hang out, and learn to grow to be more like Jesus.

And.... People behaving more like Jesus is not something to be afraid of, but rather something to encourage, because ONLY good can come from it! As Christians, we have a true desire to love people. And to help those in need, and to be compassionate. I remember when we FILLED an 18 wheeler with water & food to send cross-country to Katrina victims. And I believe FCC has sent teams two times back to Mississippi or Louisiana to help in the tearing down of destroyed homes. Dirty, nasty work that needed to be done.

I think it is twice a year that the FCC youth travel down to Mexico, to build a home for a family in need. THESE are the kinds of things that Christians do. Love & help & compassion. We are growing because more & more people are attending, and becoming part of our family.

It seems logical to me that the more people we have attending FCC, the more we will be able to help.

And love. And be compassionate

And that is nothing to fear, instead, it should be something to welcome.

Thank you.

D2 . 433

MARTINA

9/17/2007

Esparza, Patty

From: Bonnie Perry [bonnie-perry@hotmail.com]
Sent: Sunday, September 16, 2007 6:35 PM
To: CITY COUNCIL
Subject: First Christian Church Expansion

To the members of the city council:

I am writing in support of the expansion of First Christian Church expansion. As a member of First Christian Church, I naturally take this very seriously. As should members of the community.

We should all be able to rely on those that represent our community to the planning commission to keep everyone's best interests in mind.

I heard concern over children playing outside during the day, noise from trash collectors, too many people congesting the area, and the color of the church building. I even heard people trying to single out First Christian Church with conditions that are not placed on any other church in the city.

I know that there is a gentleman who has been upset about the expansion to the point of showing video when trash is collecting and busses are keeping the cooler going in the heat of summer for the kids going off to camp.

I hope we can rely on our local government to keep our best interests in mind and not use local power as a way to stifle progress.

 *Bonnie Perry*

More photos; more messages; more whatever. Windows Live Hotmail - NOW with 5GB storage.

D2 . 434

PERRY
9/17/2007

Esparza, Patty

From: Dapkus, Pat
Sent: Monday, September 17, 2007 5:48 PM
To: City Clerk Agenda
Subject: FW: First Christian Church

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: Kathryn Foster-Pulcini [mailto:kfpulcini@yahoo.com]
Sent: Monday, September 17, 2007 5:40 PM
To: CITY COUNCIL
Subject: First Christian Church

My husband and I are members of First Christian Church. We thank you so much for your positive vote on our church's remodeling project. We have been so proud of our church and our minister, Bruce Templeton, but the church is badly in need of revamping. We can understand the neighbors being upset about the parking building, although I don't believe it would have obstructed anyone's view. That idea has been scrapped, though, and we will be considering other ideas for parking.

We would very much appreciate your vote in favor of our project when it comes up again. I have been a Huntington Beach resident for 38 years and have always known our city to have a very fair city council.

Mr and Mrs Wayne Pulcini
8371 Edam Circle
Huntington Beach

Thank you very much,

Building a website is a piece of cake.
Yahoo! Small Business gives you all the tools to get online.

D2 . 435

Pulcini
9/18/2007

Esparza, Patty

From: Dapkus, Pat
Sent: Tuesday, September 18, 2007 12:31 PM
To: City Clerk Agenda
Subject: FW: First Christian Church expansion

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: Dapkus, Pat **On Behalf Of** Coerper, Gil
Sent: Tuesday, September 18, 2007 11:13 AM
To: Veronica Ross
Subject: RE: First Christian Church expansion

Thank you for your comments on the First Christian Church CUP. Please be advised that a copy of your email was received by all the Council. A copy will also be forwarded to the City Clerk for inclusion in the record on this item should it come before the City Council.

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: Veronica Ross [mailto:veronicaross@att.net]
Sent: Monday, September 17, 2007 6:52 PM
To: CITY COUNCIL; CITY COUNCIL
Subject: First Christian Church expansion

Dear Ladies and Gentlemen,
I hope you will accept an opinion from a resident of Garden Grove regarding the expansion of First Christian Church. I lived in Huntington Beach from 1965 to 2000. I relocated to GG because I could not afford to buy a home in HB.
FCC is my church and I am proud of everything they do and everything they stand for. I know that the appeal to the expansion was only brought forth by one council member, but I hope you will stand firm in your decision to allow to construction to go forth.
I plan on moving back to Huntington Beach next year now that I have the funds to do so. I left my heart there in 2000 and am looking forward to moving back home.
Please allow us to reach more people who need our help by allowing us to begin construction this fall. Thank you for reading my opinion.

Veronica Ross
13122 Newell St

D2 . 436

Ross
9/18/2007

Esparza, Patty

From: Teri Simonis [TSimonis@socal.rr.com]
Sent: Sunday, September 16, 2007 11:20 PM
To: CITY COUNCIL
Subject: First Christian Church

Dear Mayor Coerper and City Council Members,
I am writing in favor of the building commissions decision to approve First Christian's building plans. First Christian is endeavoring to meet the needs of the community it serves by updating and expanding its buildings. At the same time, First Christian is keeping its neighbors in mind and that is why the parking garage plans were cancelled.

As with most plans to develop in our city, there are opponents, however I think this plan is to the betterment of the community and I praise the building commission for giving its support and ask the council to support the building commission's decision.

Teri Simonis
Huntington Beach

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D2 . 437

SIMONIS
9/18/2007

Esparza, Patty

From: SmeadlyHB@aol.com
Sent: Sunday, September 16, 2007 3:15 PM
To: CITY COUNCIL
Subject: First Christian Church

Dear Members of the City Council:

As a resident of Huntington Beach and member of Huntington Beach First Christian Church, I urge you to approve the First Christian Church's Next Wave building project. Huntington Beach is very lucky to have First Christian Church and Pastor Bruce Templeton in its midst...

After reading Bill Borden's editorial in the Thursday OC Register, it's hard to imagine why there are still objections from some of FCC's neighbors.

PLEASE, PLEASE, PLEASE approve this project so Huntington Beach can shine a little brighter!!

Thank you,
Gail Smead
5861 Padua Drive
Huntington Beach, CA

See what's new at AOL.com and [Make AOL Your Homepage](#).

D2 . 438

Smead

9/17/2007

Esparza, Patty

From: Mary Summers [summb@socal.rr.com]
Sent: Sunday, September 16, 2007 8:57 PM
To: CITY COUNCIL
Subject: First Chrisitian Church Permit for building project

Dear City Council Members.

I am a member of First Christian Church of Huntington Beach (FCC). I have lived in this city since I was ten years old. I graduated from Huntington Beach High School and Golden West College, and have attended FCC for the last 13 years. Our church only wants to add to the revitalization and improvements to the whole downtown area. Since our current buildings are about 50 years old the modernization is badly needed.

As a whole we love to bring neighbors into our "family" and count them as friends. We always welcome any visitors who are interested in getting to know us. I have heard that some of the complaints related to our request are related to noise, but like any neighbor we would prefer to work with those around us and include them in our activities so that any noise is not a concern, but a shared source of fun.

I would appreciate your support in the request to update and improve the FCC buildings. Our hope is that the improvements will be a benefit to everyone. If the church campus is attractive and inviting it should improve property values and provide facilities we are happy to make available to the community at large. The auditorium has been used by several community and school groups for as long as I've attended FCC.

Thank you for your consideration of this matter,

Sincerely,

Mary Summers

D2 . 439

Summers
9/18/2007

Esparza, Patty

From: Kristi Templeton [kristitempleton@mac.com]
Sent: Sunday, September 16, 2007 9:34 PM
To: Coerper, Gil

Dear Gil,

I am a member of First Christian Church in Huntington Beach. My husband and I grew up at this church. I am now in my 30's and can honestly say that besides arranging the rooms a bit differently, nothing has changed. I am now a mother of two small children who are meeting in the same buildings and the same classrooms that I did growing up. While that can be sentimental and sweet, I also know that my kids deserve something better than this. Wouldn't you want the best for your children? Would you remodel your home, their schools, whatever was possible if it meant that their environment would be safer, cleaner, more up to date?

I have two friends that are teachers. One works at a inner city school and the other at a very wealthy school in the suburbs. One has all the resources that you could imagine and the other is lacking what you and I would consider necessities. We all want the best for our children's education. We want them to have the tools that they need. We want them to stay interested in learning. In the same way, I want the best for my children at church. I want them to want to go there, to learn about what I believe to be the most important thing they could ever learn - that they have a Savior who loves them, who died for them, has a purpose for them, and wants to spend eternity with them. I don't expect your views to match up with mine, and you might even think I'm crazy. The world thinks that message is crazy, which is why this building project is so important to me. If church is an inviting, safe, fun, place where they want to go & where they want to bring their friends...they will remain open to not only the church but to the message that it brings.

I understand the neighbors concerns, but as a church, we have worked so hard to meet on common ground. We've made several concessions trying to be friendly neighbors. In return, we are met with frustration and anger because they are concerned about their community, property values, etc. I am not a real estate agent, but I know that when old dilapidated buildings are torn down, and beautiful, current buildings are built...it takes property values up. One only has to look at the increase in value of the homes near Bella Terra and the new Seacliff shopping center to know that. I urge you to take a look at our current buildings and compare them to the new plans. We are in line with the city's desire to modernize downtown. Shouldn't we start with one of the oldest buildings in Huntington Beach?

In regards to the cafe, which I am aware is a very LARGE problem with the neighbors, I worked at a church in Nevada that had over 10,000 attendees. We had a full service cafe serving breakfast, lunch, and dinner. We were busy on the weekends, but did not have a lot of traffic throughout the week. It did not create any problems for our neighboring families, but it was a nice service that we were able to offer our attendees. I say that because I believe it is hard for the neighbors to envision what the "cafe" truly is. That was evident the night of the City Commission Meeting with the numerous references to the "restaurant" that we were building. The cafe proposed at FCCHB is much smaller than any restaurant or even the cafe that was a part of our church in Las Vegas. Though the public is invited, we are not running a full service restaurant nor are we trying to run a for profit business. Again, it is just a place to offer our church families & attendees. It is a place to meet with friends who might need a cup of coffee and a conversation with a friend. I know it's different than what a lot of churches do... but we are a growing church, a church for the new generation, and this is a part of our vision.

After months and months of delay, we were pleased to finally have our voices heard at the September 11th City Council Meeting. It was a vote that was approved unanimously. Although it does not shock us about the appeal, it is frustrating. You see, we are invested into this church, with our hearts and with our finances. There are hundreds of families in this church who have given up many "things" that the world deems necessary to see this project happen. There are people who have taken 2nd and 3rd jobs to fulfill their commitment to the church. This isn't something we

take lightly. We are desperate to see this project started. We believe in it with all of our hearts. We are not an ordinary business. We are a church. We have fulfilled everything required of us, and we simply ask that you let our church build it's buildings...let us step into the future and offer something new to our kids. Let us be the church that we know we need to be.

Thank you for your time,

Kristi Templeton
Worship Leader
First Christian Church of Huntington Beach

Esparza, Patty

From: Jnjthaler3@aol.com
Sent: Saturday, September 15, 2007 11:23 PM
To: CITY COUNCIL
Subject: First Christian Church

To All Seven Council Members:

I respectfully request that everyone on the Council consider the good that First Christian Church has done for over one hundred years. During these years the church has needed to expand to meet the needs of the people. FCC has always been good for Huntington Beach and now it is Huntington Beach's time to return the favor. There is nothing in the upgrade and expansion that will harm Huntington Beach in any way. No profit making projects or anything else detrimental to the City or its residents. Quite the contrary, the expansion will be a tremendous asset. Please do not do anything to undermine, delay or deter the expansion or the upgrades.

Respectfully, from a Huntington Beach resident
and member of First Christian Church,
Joan Thaler
jnjthaler3@aol.com

See what's new at AOL.com and [Make AOL Your Homepage](#).

D2 . 442

THALER
9/17/2007

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Lugar, Robin

From: Dapkus, Pat
Sent: Thursday, October 04, 2007 8:57 AM
To: Walt_John
Cc: City Clerk Agenda
Subject: RE: In Favor of First Christian Church's Planned Improvements

Thank you for your comments on the First Christian Church CUP. Please be advised that a copy of your email was received by all the City Council Members. A copy is also being forwarded to the City Clerk for inclusion in the record on this item should it come before the City Council.

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: Walt_John [mailto:Walt_John@Allergan.com]
Sent: Wednesday, October 03, 2007 11:31 PM
To: CITY COUNCIL
Cc: Jenn Walt
Subject: In Favor of First Christian Church's Planned Improvements

Dear City Council,

I am writing to favor my support for all the remodeling plans by First Christian Church. I think the 50 year old property needs a nice modernization and I am in complete agreement with all the plans and support and the new upgrades planned by the church. I look forward to construction commencing soon and thus also completing soon.

We bought our current home back in 2003 as a new next-door neighbor to FCC. As a homeowner buying next to a large church I expected them to have many cars parked there on Sundays and special events. I expected people to gather there for their purpose, meeting, eat, drink coffee, sell books and make noise. I do not see any of their new plans differing from these normal expectations of purchasing a home near a 50 year old church property. They were there first. I am only 47. I lived on PCH for 15 years, I can tell you about real noise 22 hours a day. The noise from FCC is miniscule.

At our house we are surrounded by three large facilities having daily loud events with loud outdoor noise, outdoor gatherings, severing thousands of full meals, and big bright lights at night. These are Smith Elementary School, Dwyer Middle School, Huntington Beach High School and the highly lit and late operating Softball Field. All these facilities currently do in our neighborhood what FCC wants to do, and it does not disrupt our living. We do hear the daily bi-hourly bells of Smith School, and all their daily loud PA announcements and our life goes on. We also hear Disneyland's fireworks EVERY summer night starting at about 9:28 and ending at 9:43. Come to our home one weekend fall/winter night, sit inside with the windows closed and listen, it is amazing. I think the late evening noise of DL is louder than anything we have ever heard from the FCC property.

Again I am in favor of all of FCC's plans including the coffee shop, bookstore, the nice esthetically

Walt
10/4/2007

D2 . 443

appealing tower and the outside amphitheater with sound system. It looks like a nice neighborhood modernization and will provide less utilization than what happens daily at Smith, Dwyer and HBHS.

We do overlook Smith School's ugly prison style cyclone fencing and portable classrooms with their exposed piping and ugly, exposed, and massive noisy air conditioning units. FCC's modernization proposal is a much nicer aesthetic improvement over the buildings the city planning department approved a few years ago in our same exact neighborhood on Smith's public property.

Remember FCC has been there for over 50 years and they just want to improve their very large piece of the neighborhood to make it nicer for all. I expect noise from the church with parking and people gathering, eating, reading, and talking. This is what all three neighborhood schools do. That is what I expected when I bought a home near a very large church property. I am not a member of FCC, just a neighbor and proud HB homeowner.

Kind regards,

John Walt
828 14th Street
Huntington Beach CA 92648
(714) 969-2774

D2 . 444

10/4/2007

Esparza, Patty

From: Dapkus, Pat on behalf of Coerper, Gil
Sent: Monday, October 01, 2007 9:24 AM
To: LWeiss5260@aol.com
Subject: FW: first christian church building project

Thank you for your comments on the First Christian Church CUP. Please be advised that a copy of your email was received by all the City Council Members. A copy is also being forwarded to the City Clerk for inclusion in the record on this item should it come before the City Council.

Pat Dapkus
(714) 536-5579
(714) 536-5233 (FAX)

From: LWeiss5260@aol.com [mailto: LWeiss5260@aol.com]
Sent: Saturday, September 29, 2007 8:25 PM
To: CITY COUNCIL
Subject: first christian church building project

Dear City Council Member, I urge you to vote in favor of First Christian Church to go on with the remodel project. When my children attended ECDC in the 80's the facility was in bad shape. The heaters were scary, the plumbing bad, and just so out of date way back then. Now it is even worse. If you look at the pictures from way back then you will notice that the church was there before the houses. People moved next to the church. They had a choice to move there. There hasn't been any problems before, now that it will look modern I don't see why there should be any new thing that could bother the neighbors. Please don't let a few ruin it for thousands. Thank you, Barbara Brown an HB resident since 1975

See what's new at AOL.com and [Make AOL Your Homepage](#).

Esparza, Patty

From: Linda Wheaton [lindawheaton@verizon.net]
Sent: Sunday, September 23, 2007 11:21 AM
To: CITY COUNCIL
Subject: First Christian Church

Dear HB City Council Members:

This letter is in support of the proposed building improvements at First Christian Church (FCC). The project has been approved 5-0 by the Huntington Beach Planning Commission, and I urge you to uphold this decision.

My family has lived in Huntington Beach since 1975. Although we attended a church in Fountain Valley, it was an annual tradition for us to visit FCC's Drive-Thru Nativity when our children were young.

Two years ago my husband and I began attending First Christian Church. In addition to it being a church that clearly teaches the truths of the Bible, it's a church where we're becoming acquainted with more of our Huntington Beach neighbors and discovering ways to be involved in our community. In a small town, the church is often the hub of the community. Huntington Beach is not a small town, but it seems to us that FCC is that hub in our city.

Thirty years ago when we began attending the church in Fountain Valley, we chose it because it was a Bible-based church that had wonderful outreach programs for children and teens. If I were the mother of young children today, I would choose to attend First Christian Church for those same reasons.

Huntington Beach needs First Christian Church, and FCC needs to expand to adequately meet the needs of this community. Please vote to approve all of the improvements proposed in First Christian Church's New Wave building project.

Sincerely,
Linda Wheaton
20141 McKinley Lane
Huntington Beach, CA 92646
(714) 963-1449

D2 . 446

WHEATON
9/24/2007

Esparza, Patty

From: Amanda Wright [AWright@milestonepromise.com]
Sent: Monday, September 17, 2007 8:27 AM
To: CITY COUNCIL
Subject: Church Expansion Project

Distinguished council members,

As all the residents of Huntington Beach know the High School students usually hang out at Del Taco across the street from the school. The patrons are understandably annoyed by this.

What a blessing it would be to have more High School students hanging out at a Church after school where they will probably be more mindful of their language and behavior. After all, regardless of your beliefs, who feels comfortable cursing and acting like a fool at Church?

The same people that are complaining about the expansion are the same people that complain that things aren't like they used to be. Bringing more kids to Church is a step toward getting back to how things used to be.

As reasonable people we understand that providing more places for families to gather is a foundation for building a safer city.

If a bar in Down Town HB were to remodel I am sure the plans would pass without question yet we are nitpicking over the remodel of a Church that has been part of the neighborhood for years and is in desperate need of upgrades due to the age of the building.

Furthermore just about everyone in my neighborhood has had some form of remodel of their private residence take place. I have had countless nails in my tires as a result however I would not force someone to live in a rundown home in need of repairs just so I didn't have to see the dumpsters on the street. When the time comes that I remodel I would hope my neighbors would have the same consideration for me. If I don't want my neighbors to control what I do then I cannot control what my neighbors do. DO UNTO OTHERS...

Amanda Wright
Personal Lines Manager
Milestone Risk Mgmt & Insurance Svcs.
8 Corporate Park Ste. 130
Irvine, CA 92606
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Milestone Risk Management & Insurance Services

D2 . 447

WR/647
9/17/2007

Esparza, Patty

From: Steve Yatauro [syatauro@socal.rr.com]
Sent: Sunday, September 16, 2007 7:23 PM
To: Coerper, Gil
Subject: First Christian Church - Modernization Project Support

Mayor Coerper,

Please take a minute to read the following email I sent to Mayor Pro Tem Cook regarding FCC's modernization project. Please support the Planning Commission's unanimous vote of approval of this project when it comes before City Council for approval.

Respectfully,

Steve Yatauro
10072 Stonybrook Drive
Huntington Beach, CA 92646

+++++

Mayor Pro Tem Cook:

I am a resident of Huntington Beach and a member of First Christian Church. I attended the HB Planning Commission meeting this past Tuesday and, after listening to almost four hours of discussion, was very excited when the Planning Commission members unanimously approved the CUP allowing First Christian Church to proceed with our modernization project. I was then equally disappointed and surprised to find out that you are appealing the Planning Commission's vote of approval.

Please take a minute to read this article from the OC Register regarding our project:
<http://www.ocregister.com/news/church-first-neighbors-1844880-one-cafe>

Mr. Borden does a very good job summarizing my thoughts regarding both the project and the Planning Commission meeting. I urge you and the rest of our city's council members to support the Planning Commission's unanimous vote of approval of this project.

Respectfully,

Steve Yatauro
10072 Stonybrook Drive
Huntington Beach, CA 92646

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YATAURO

9/18/2007

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ATTACHMENT #7

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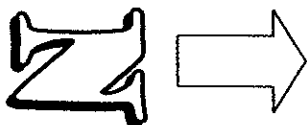
FIRST CHRISTIAN **CHURCH**

**APPEAL OF PLANNING
COMMISSION'S APPROVAL OF:
MITIGATED NEGATIVE DECLARATION NO. 06-008/
CONDITIONAL USE PERMIT NO. 06-035/
VARIANCE NO. 07-001
1207 MAIN STREET**

PROJECT PROPOSAL:

- **Mitigated Negative Declaration No. 06-008** analyzes the potential environmental impacts associated with implementation of the proposed project.
- **Conditional Use Permit No. 06-035** to permit the expansion and remodel of an existing church complex.
- **Variance No. 07-001** to allow temporary joint use parking (298 spaces) located at a distance in excess of 250 ft. from the project site.

VICINITY MAP

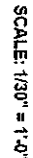


PROJECT DESCRIPTION

- Demolish 4 buildings
- Construct 3 buildings (Children's, Multipurpose, Administrative/ Café/ Bookstore);
- Renovate A-Frame Chapel, install steeple/ cross w/ overall height of 96 ft;
- Expand/ renovate worship center's nursery and bathroom facilities;
- Landscape/hardscape improvements;
- Re-configure parking lot;
- Outdoor dining;
- Joint Use Parking (47 @ Smith School, 298 @ HBHS during construction)

PROJECT DESCRIPTION (cont.)

- Joint Use Parking (298 spaces) located approximately 570 ft. from project site (at HBHS), in-lieu of 250 ft. max. distance permitted by HBZSO, during construction.
- Church proposes to operate shuttle between project site and HBHS to mitigate distance.



- Landscape/Hardscape Legend:

- 1 VILLAGE GATEWAY *10000 sq. ft. 1000 sq. ft. 1000 sq. ft.*
- 2 CHAPEL GARDEN *10000 sq. ft. 1000 sq. ft. 1000 sq. ft.*
- 3 TIDAL PLAZA *10000 sq. ft. 1000 sq. ft. 1000 sq. ft.*
- 4 LITTLE SOUITS COURT *10000 sq. ft. 1000 sq. ft. 1000 sq. ft.*
- 5 PRAYER GARDEN *10000 sq. ft. 1000 sq. ft. 1000 sq. ft.*
- 6 WAVE WALK *10000 sq. ft. 1000 sq. ft. 1000 sq. ft.*
- 7 PORTAL GARDEN *10000 sq. ft. 1000 sq. ft. 1000 sq. ft.*
- 8 CHILDREN'S OUTDOOR PLAY *10000 sq. ft. 1000 sq. ft. 1000 sq. ft.*
- 9 PARKING *10000 sq. ft. 1000 sq. ft. 1000 sq. ft.*
- 10 FUTURE PARKING STRUCTURE *10000 sq. ft. 1000 sq. ft. 1000 sq. ft.*

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Mitigated Negative Declaration

- Determined no significant impacts anticipated with mitigation.
- Supported by Phase 1, Traffic, Noise, Geotechnical and Air Quality studies.
- Identified mitigation measures pertaining to Hydrology/ Water Quality and Noise.
- 49 comment letters were received (representing 31 properties)

PLANNING COMMISSION ACTION

- APPROVED PROJECT SEPT. 11, 2007
with conditions of approval:
 - Eliminated Parking Structure
 - Restricted Assembly Capacity based on available parking to 1,450
 - Limited Café Hours: 9:00 am to 6:00 pm
 - Required Sound Wall at Courtyard
 - Prohibited Permanent Outdoor Sound System(s)

ANALYSIS:

- **STAFF RECOMMENDATION:**
 - Approve MND/ CUP/ VAR based on suggested findings:
 - Furthers General Plan goals/ policies which encourage modernization and expansion of uses that support needs of HB residents.
 - Complies w/ applicable zoning regulations, w/ exception of variance.
 - Divergent hours of operation and use of shuttles support approval of joint use parking and variance .
 - Contemporary architecture and design features minimize bulk and mass, provide for compatibility w/ surrounding land uses.
 - Project (w/ mitigation) will have no significant environmental impacts.

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To the City Council of Huntington Beach
From David Treiman
October 10, 2007

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2007 OCT 10 AM 11:41

CITY CLERK
CITY OF
HUNTINGTON BEACH

**OBJECTIONS TO PLANNING COMMISSION
APPROVAL OF MITIGATED NEGATIVE DECLARATION 06-008
AND CONDITIONAL USE PERMIT 06-035**

The Planning Commission approved on September 11, 2007, a conditional use permit (06-035) that allows an amphitheater, outdoor sound systems, and activities that were not reviewed in the Mitigated Negative Declaration (see Appendix 1 for proof of this assertion) or in the church's noise study (see Appendix 2). In fact, numerous statements in the Negative Declaration and staff responses to public comments specifically state that there will be no amphitheater or outside sound systems and that the Tidal Court is not going to be used for activities that the conditional use permit, as understood by the Planning Commission, allows. Therefore the project that was approved was not adequately described in the Mitigated Negative Declaration. Potentially significant impacts were ignored. The public did not have notice of these uses during the comment periods. In fact Mr. Hess stated that even the staff was not aware of the sound systems at the time it prepared the negative declaration. Therefore approval of Mitigated Negative Declaration 06-008 violates the California Environmental Quality Act (CEQA).

Mr. Hess and Ms. Mulvihill both cautioned the Planning Commission that allowing items which had been excluded by the Mitigated Negative Declaration would require recirculation of a revised negative declaration. To avoid this, the Planning Commission imposed some conditions, including a new sound wall along the north side of the Tidal Court, to mitigate the effects of these new items. Ms. Mulvihill repeatedly warned that Planning Commissioners that they would have to make a finding that the mitigation eliminated any potentially significant impact, and that this finding would have to be based on **substantial evidence** in the record. The Planning Commission made this finding on page 3 of the Notice of Action dated September 13, 2007. The commissioners did not and still do not have substantial evidence to support this finding. In fact the record contradicts the finding as explained in Appendix 3. Furthermore, the changes made on September 11 were not just additional mitigation for the existing project. This was mitigation required by changes from the existing project as it was studied in the Draft Mitigated Negative Declaration. Mitigation for new uses requires a new environmental study, and at a minimum a new negative declaration must be prepared and circulated.

In addition, the conditional use permit allows use of a café and bookstore beyond the accessory use allowed by the Huntington Beach Zoning Code, and does not require that the refuse storage area comply with Huntington Beach Zoning Code §230.78. These matters were not addressed in the Draft Mitigated Negative Declaration in violation of CEQA. I realize Mr. Santos disagrees with my conclusions. I raised these in my communications with the Planning Commission. The Notice of Action makes no findings on these matters even though I requested that the Planning Commission to review the staff's conclusion on the trash issue. I urge the Council to solicit legal advice on these zoning matters from the City Attorney rather than from the Planning Department. If there is no violation of the current law as staff claims, then there is no reason not to require compliance with current law – a common practice when old facilities are renovated or replaced, and

10/15/2007
Page 1
COMMUNICATION D-2

a practice recognized under CEQA.

I do not wish to delay the Church's ability to begin construction on the renovation and expansion of the church. I ask the City Council to approve the project as mitigated by the Planning Commission on September 11 with the following exception: the Council must restrict the project approved to the one staff believed it reviewed in the Negative Declaration. Otherwise it is a different project than the one circulated for public comment, and the environmental review must begin again.

Only two parts of the building plans need to be modified: the amphitheater, which the Church promised to eliminate from its proposal (Appendix 1), and the location of the refusal storage area if it does not comply with current city code.

My other objections all relate to planned uses in or adjacent to the Tidal Court that either were not studied in the negative declaration, or that violate the Huntington Beach Zoning and Subdivision Ordinance. I am not asking the city to require permits. I am merely claiming that the city cannot authorize those activities until they are studied, reviewed, and subject to public comment as required by state law. If the city now merely requires the church to limit its activities in and adjacent to the Tidal Court to those the staff reviewed in the negative declaration, I believe this would avoid a violation of CEQA. The church could apply for an amendment of the CUP in the future.¹

During this process I raised many other written objections to the Draft Mitigated Negative Declaration and made suggestions. For the record, I incorporate those in this appeal. However, this letter and the appendices focus on the clearest violations of CEQA and city ordinances. They are also the easiest to remedy and will avoid the issues that caused so much confusion at the meeting of the Planning Commission on September 11. This will allow the Church to commence construction without delay. It should also be in the interest of the Church to resolve the CEQA violations now, rather than face possible future judicial invalidation of the negative declaration after construction has begun.

¹ At the Planning Commission meeting on September 11, Mr. Templeton already volunteered to limit the weekday capacity of the cafe (video 1:46:54), the hours of operation of operation (video 1:47:27), and the cooking (1:48:16). This goes a long way toward addressing the accessory use problem, but it was not included in the Notice of Action. Times refer to the time elapsed in the meeting as shown on a video player.

APPENDIX 1
USES EXCLUDED FROM THE TIDAL COURT
BY THE NEGATIVE DECLARATION

In the view of the Planning Department staff, the project it reviewed in the Mitigated Negative Declaration excluded the amphitheater, outdoor sound systems, and formal gatherings or events in the Tidal Court.

The July 10 Narrative, attachment 3 to the Staff Report of August 28, page 2:

“A new ‘Tidal Court’ will serve as the main gathering area for before and after church functions and will be open to the public. ... The court will include chairs and tables to support the café and hardscape improvements suitable for informal gatherings.”

“The church will not hold regularly scheduled outdoor gatherings on its campus, nor will the Tidal Court function as an amphitheater. Additionally, the church will not have outdoor amplified music.”

Letter from Ron Santos to Interested Parties dated July 16, 2007, giving notice of the third comment period regarding the Draft Mitigated Negative Declaration:

“The document has subsequently been amended to reflect changes to the project plans and clarifications to the project description as follows:

.....

The amphitheater and pop jet fountains have been eliminated from the project plans.

.....

The project description indicates that no outdoor amplified sound system will be provided.”

STAFF RESPONSES TO PUBLIC COMMENTS

Public comments objected to the Draft Mitigated Negative Declaration because it did not address potential noise sources in the Tidal Court including an outdoor amphitheater, outdoor sound systems, a third play area (not the two adjacent to Loma Ave. which were addressed and required a seven-foot sound wall as mitigation), and other large gatherings and events. The following statements reveal staff’s understanding of the project being evaluated in the Draft Mitigated Negative Declaration.

**RESPONSE TO PUBLIC COMMENTS FOR DRAFT MITIGATED NEGATIVE DECLARATION
NO/ 06-008 [Staff Report of August 28, 2007, attachments 5.67-5.87:**

DT6 The Tidal Plaza represents a passive open space not intended for formal gatherings or events, and therefore does not represent a significant noise source.

DT14 The project does not propose an outdoor sound system

DT90 The project does not propose an amphitheater, outdoor sound system, parties, picnics, concerts, use of the parking lot for play, sports activities or unauthorized uses such as fireworks and auto racing

PB5 The outdoor gathering area adjacent to the planned new Multipurpose building was labeled as an amphitheater on the site plan initially submitted to the City as part of the CUP application. Based on the revised plans and project narrative, this area will not function as an amphitheater in that the church will not program outdoor meetings or gatherings but rather is proposed to be used by both church attendees and community members as an informal gathering area on Sundays and during the week. The church has agreed to not have outdoor amplified music in order to limit noise impacts on neighboring residential areas.

PB 6 The project will not include an amphitheater or an outdoor sound system.

LF9 The church will have no outdoor sound system.

DG3 The outdoor gathering area adjacent to the planned new Multipurpose Building was initially labeled as an "amphitheater" in the entitlement drawing set submitted to the City. This area is proposed to function as an informal gathering area and will not be used to stage organized events. Furthermore, the church has agreed, as part of the project's Noise Study (Kimley-Horn, April 2007) to not have outdoor amplified music. The café will be an indoor facility complete with seating. Outdoor seating will be provided adjacent to the café in the central court. The noise study concluded that the outdoor gathering areas will not be significant noise sources.

KG3 The area previously identified in the proposed site plan as an amphitheater will not function as such, but rather will be an informal outdoor gathering area. The church will not program formal outdoor gathering in this space nor have amplified outdoor music. The children's play areas will have a 7-foot tall sound barrier wall along their Loma Avenue frontage in order to mitigate potential noise impacts.

SK 11 The church has eliminated their proposal for an amphitheater.

LR 1 The outdoor amphitheater, tower and pop jet fountains are not part of the current proposal.

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL, attachment 1.5 to Staff Report of August 28, 2007.

5.e. "Outdoor sound system(s) of any kind shall be prohibited."

This was modified by the Planning Commission to only limit permanent sound systems. No limitation was imposed on use of temporary sound systems.

Comment of Mr. Hess at the Planning Commission meeting of September 11, 2007:

At the time the staff did the negative declaration they did not know about the outdoor amplified sound. Paraphrased from recording of meeting at 4 hours 17 minutes and 48 seconds.

Comments of Deputy City Attorney Mulvihill at Planning Commission meeting of September 11, 2007:

She warns the Commission that eliminating condition 5.e. raises problems because it is contrary to the Negative Declaration. 4 hrs. 11 minutes. She suggests that in order to

comply with the California Environmental Quality Act it would be necessary for the Commission to make findings of fact that mitigation eliminated any potentially significant noise impact. She repeatedly warned the Commissioners that the findings would have to be based on substantial evidence in the record. Recording approximately 4:11 to 4:15, 4:23.

APPENDIX 2 THE NOISE STUDY

Under CEQA, to justify a negative declaration, the burden is on the applicant to demonstrate by evidence, not mere speculation, that the project will not create any potentially significant impact. The noise study commissioned by the Church is found in attachment 7 to the Staff Report dated August 28. The noise study does not justify the conclusion that the amphitheater, outdoor sound systems for activities, and the large outdoor events do not create a potentially significant effect. These items were not studied in the noise study.

Attachment 7.9. Section 4.1. "Potential sources of noise assessed in this report include vehicular traffic, construction and demolition, the children play areas, outdoor amplified music, and the parking structure. No other significant sources of noise are anticipated."

The children's play areas studied were the two designated playgrounds "on the east and west side of the Children's Building." Attachment 7-10. There was no mention of the Little Squirt's play area in the Tidal Court.

"Weddings, church services, meetings and daycare would be held within the various buildings. There will be no outdoor amplified music; however, there would be a localized speakers system that provides low volume background music. Although a detailed plan showing the location of the speakers is not available, the speakers will be calibrated to emit 70 dBA or less at 3 feet from any speaker. The resultant sound levels would be less than 50 dBA at any project property line and comply with the City's noise ordinance requirements." Attachment 7-11.

The noise study and the Mitigated Negative Declaration required mitigation of the noise generated by the two playground areas. This was based on what the noise study characterized as a "worst case scenario. "An outdoor children play area would be located on the east and west side of the Children's Building. It is expected that up to 35 children will use each play area at one time during the daytime hours. The number and distribution of children were provided by Visioneering Studios." "This estimate is a worst-case scenario, grouping all children into one large group in a recreation area for a one-hour period." "The results show that the hourly sound level would be approximately 58 to 60 dBA Leq at the adjacent property line and exceed the City's 55 dBA sound level limit." "Acoustical calculations were performed using Cadna/A to estimate the height of a noise barrier that would be required to reduce noise from the children outdoor play area to 55 dBA Leq or below. The play area west of Building B has a 6-foot high noise barrier planned along the site perimeter. Calculations show that the barrier height must be increased 7-foot. A 7-foot high noise barrier will also be required at the children play area between buildings B and C. Figure 4 shows the location, height, and length of the proposed barriers. The barrier must be solid construction without holes or gaps, and have a minimum mass of 3.5 pounds per square foot. Materials such as masonry would

satisfy this requirement.” Attachments 7-10 and 7-12.

It should also be noted that the project studied in this noise study included a large tower adjacent to the nursery school. At the meeting with neighbors of June 18, Mr. Templeton said that this Tower was being deleted for cost reasons, and that this should please the neighbors who had aesthetic objections to the tower. During the comment period on the draft mitigated negative declaration, I pointed out that this would increase the potential for noise impact from the Tidal Court to the north. See attachment 5.146 to the August 28 Staff Report. This comment elicited the following staff response: “The Tidal Plaza represents a passive open space not intended for formal gatherings or events, and therefore does not represent a significant noise source.” The approved project clearly does not conform to this vision.

At the Planning Commission meeting of September 11, Mr. Bergman, an architect for the Church, stated the removal of the Tower did increase the possibility of noise impact from the Tidal Court. He used a PowerPoint presentation to show where a sound wall could be built to mitigate this impact. Time 3:32 of the video of the meeting. See Appendix 3 for discussion of why this is not adequate mitigation. However, it is further evidence in the record of a potentially significant impact not studied in the noise study or reviewed in the negative declaration.

Commissioner Shier-Burnett also noted the potential noise problem created by the elimination of the tower. Time 3:35 of the video of the meeting.

APPENDIX 3

USES ALLOWED BY THE CUP AND INADEQUATE MITIGATION

Uses excluded by the Negative Declaration but allowed under CUP

As shown in appendices 1 and 2, the project reviewed in the noise study and in the Mitigated Negative Declaration did not include an amphitheater, outdoor amplified music and voice, or scheduled or formal outdoor gatherings or events in the Tidal Court. However, the CUP approved on September 11, 2007, still contains the amphitheater, allows outdoor sound systems which are not permanent to be used without any limits as to frequency, duration, or time, and does not prohibit the outdoor events in the Tidal Court that are outside the scope of the small informal gatherings contemplated in the negative declaration.

The Planning Department Staff attempted to make explicit its understanding regarding outdoor sound systems by proposing the following condition of approval: "Outdoor sound system(s) of any kind shall be prohibited at all times." Item 5.e. of Suggested Conditions of Approval - Conditional Use Permit 06-035/Variance No. 07-001, Attachment 1.5 to Staff Report of August 28, 2007. It also partially limited certain outdoor activities by requiring a use permit. Item 5.f. on attachment 1.5.

In response to this staff proposal, on August 27, 2007, the eve of the scheduled vote on the conditional use permit, Pastor Templeton filed a request to include the following activities in the Conditional Use Permit, prefaced by the remark, "Item 5 Section e & f - Historically we have held outdoor events within the context of our property that are critical to the performance of our ministry. We submit these events to be included in this CUP in deference to e and f." LATE COMMUNICATION B-1. Following are summaries of the events:

1. Summer Season Kickoff Events for three hours for two days in the Tidal Court with sound system; one day for preschoolers and one day for elementary age.
2. Summer Preschool Event for three hours per day for five days in the Tidal Court with sound system; for 150-200 preschoolers.
3. Summer Elementary Event for three hours per day for 5 days in the Tidal Court with sound system; for 500 elementary age children.
4. Fall Carnival - Community Trick or Treat Alternative for four hours at night in the Tidal Court with sound system; for 500 preschool and elementary age children.
5. Annual Church-wide Celebration Event for one Sunday for four hours in the Tidal Court with sound system and live entertainment; for 800 people.

Note: all uses of the sound systems were for spoken word and music.

In addition, he requested that limits on outdoor weddings and funerals in the Tidal Court be removed to allow flexibility. The July 10 narrative had said that weddings and funerals would

typically take place in the chapel and that those with attendances in excess of 350 people would take place in the Worship Center. There was no indication in the narrative that these would occur outside. Attachment 5.58.

The public had no advance notice of this request. Because property owners did not receive written notice of the hearing as required by the state Government Code, the Planning Commission meeting was postponed to September 11.

At the Planning Commission meeting on September 11, there was enormous confusion regarding the status of Mr. Templeton's requested modification of the CUP. Planning Department Staff and Ms. Mulvihill realized that changing the CUP in this manner would require a new environmental review. However, at the Planning Commission meeting Ms. Mulvihill suggested that a new environmental review would not be required if the Planning Commission imposed additional mitigation and found based on substantial evidence in the record that the mitigation eliminated potentially significant noise impacts. That would be true if the mitigation was additional mitigation of impacts identified in the noise study and found to be not significant if mitigated. That does not solve the problem if the project approved is different from the project reviewed in the noise study and the negative declaration, as is the case here. In addition, the finding (finding #3 on page 3 of the September 13 Notice of Action) is not supported by substantial evidence in the record. See discussion below.

Although the Notice of Action dated September 13 said "Only the uses described in the project narrative received and dated July 10, 2007, shall be permitted" (5.a. on page 6), the applicant has not met its burden of showing by substantial evidence in the record that there are no potentially significant noise impacts included in the project. The narrative states that the church will have special events. Staff had proposed a recommendation that would have required permits for perhaps some of the listed activities. However, the limit was on "church services, weddings, funerals, fairs, festivals and similar events" (5.f - Alternate Action, Attachment 1.5 to Staff Report of August 28). Mr. Templeton made it clear he did not consider the above activities to be fairs or festivals. 4:05:38.

He also objected to being required to get permits 4:02. Mr. Templeton said that Staff told him having a school assumes level of activity without permit. 4:04. Even though this limit would probably not have required permits for most of the events listed, even that limit was rejected by the commission.

Several commissioners objected to limiting activities in the Tidal Court, especially ones that had occurred in the past. The Commissioners, Mr. Hess, and Ms. Mulvihill repeatedly stated at the meeting on September 11 that most of these proposed activities would probably be allowed to continue without permit, or with merely an "over-the-counter" temporary activities permit. It was acknowledged that some activities might, under some circumstances, require a permit, and that more information was needed to identify those situations. Dwyer, 1:34; Shier-Burnett 3:38; Dwyer 4:07; Shier-Burnett 4:16; Hess 4:17; Shier-Burnett 4:20; Mulvihill 4:22, 4:24:58 ; Hess 4:51; Mulvihill 4:52; Shaw 4:55:12; Mulvihill. One commissioner made clear his intent at the conclusion of the discussion by saying if the church ever held a rodeo, it would have to get a permit. 4:55:50.

The bottom line is that it was assumed at the meeting that many or most of the activities proposed by the church were activities the church would be allowed to continue, and that the Commission was not taking any action to limit these activities. The focus of my objection is not

about permits – it is about the fact that the scenario described above is plainly inconsistent with the assumption staff made in reviewing the potentially significant impacts of the project.

Inadequate Mitigation

Why the Findings Do Not Justify the Mitigated Negative Declaration

Ms. Mulvihill suggested to the Planning Commission that the discrepancy between the negative declaration and the conditional use permit could be remedied by additional mitigation supported by substantial evidence that the mitigation eliminated potentially significant noise impacts. That does not remedy the fact that the project approved significantly differs from the project reviewed. But even if it did, the finding that the mitigation eliminates potentially significant impact is not supported by evidence in the record – it is contradicted by the record. It is also important to remember that the burden is on the applicant to show no potentially significant impact. This burden cannot be met by mere speculation.

No noise study has been done about the amphitheater, temporary outdoor sound systems allowed under the CUP, or the large scheduled activities in the Tidal Court. The noise study identified significant impacts from the “worst case scenario” of 35 children playing in a playground for an hour without a sound system. The noise study required a seven-foot sound wall to mitigate this. Common sense suggests this is not adequate to mitigate a worse than worst case scenario of 500 children or 800 adults with sound systems for 3 to 5 hours. Mere speculation cannot support such a conclusion.

To make matters worse, the Commission voted for finding #3 without any evidence that the sound wall would completely eliminate the problem. The sound wall is necessary and should be required to mitigate, but we don’t have evidence that by itself it will eliminate the potentially significant noise impact. Commissioner Livengood proposed a sound wall that would be built along the north side of the Tidal Court from the nursery school building to the Administrative Building. However, the condition in the notice of action (item 1.g, on page 6) does not contain any details about where the wall will be placed, other than along “the northerly side of the Tidal Piazza” [Note - the project refers both to the Tidal Court and the Tidal Piazza - I assume they are the same location, but I am not sure]. According to an October 2 e-mail from Mr. Santos, the Planning Department still has not received any plans for this wall. Therefore, when the Commissioners voted on September 11 to find that the wall would eliminate potentially significant noise impacts, they did not have noise studies or even plans upon which to base their finding. They didn’t even have the finding – this was drafted later by the Planning Staff.

The events and use of the sound system will be occurring in a Tidal Court that does not yet exist. It will be surrounded on most sides by two story buildings that don’t yet exist. Only the side to the north, facing Adams Avenue, will be unobstructed by large buildings. As noted by Mr. Bergman, the architect, and Commissioner Shier-Burnett, the removal of the large tower makes the problem worse. One builder suggested to me that the Tidal Court, which is surrounded on all sides but one by large buildings, will act like a megaphone directing the sound to Adams. I concede that this is mere speculation, though based on common sense reasoning. However, I don’t have the burden. The applicant has the burden to show this won’t occur, and the “evidence in the record” does not support the conclusion that the potential noise impact has been eliminated. Neither does common sense.

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